



Health | Safety | Compensation

Tender: 2019-31-T  
Bathroom and Kitchenette Renovations

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Issue Date: November 18, 2019

Closing Date: December 2, 2019 at 2:00pm (NL Time)

**MANDATORY SITE VISIT REQUIRED on November 25, 2019**

**WorkplaceNL**  
**2019-31-T**  
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<b>SECTION 1 – SCOPE OF WORK AND SPECIFICATIONS</b>
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## **1.1 INTENT**

The Workplace Health, Safety and Compensation Commission (WorkplaceNL) invites submission on the tender call for the provision of all equipment, labour, disposals, materials and incidentals required to complete renovation work on bathrooms, kitchenettes and a janitor closet at the WorkplaceNL's building located at 146-148 Forest Road, St. John's, NL.

## **1.2 OVERVIEW**

WorkplaceNL provides services to employers, injured workers and their dependents, and the public through the administration of the *Workplace Health, Safety and Compensation Act* (the Act). These services include promoting workplace health and safety in order to prevent and reduce workplace injuries and occupational disease. WorkplaceNL also works to ensure injured workers receive the best care possible and the benefits to which they are entitled; and facilitates recovery and return-to-work in an early and safe manner. In addition, WorkplaceNL administers an employer classification and assessment system, and must ensure adequate funding for services through sound financial management.

WorkplaceNL is organized along four main functional areas: 1) worker services; 2) employer services; 3) corporate services; and 4) financial services. These functional areas support the organization's three main lines of business:

1. Education on the prevention of workplace injuries, illnesses, and occupational disease;
2. Claims management for injured workers; and
3. Employer assessments (insurance coverage).

## **1.3 SCOPE OF WORK**

**1.3.1** WorkplaceNL is requesting the provision of all equipment, labour, disposals, materials and incidentals required to complete renovation work on five bathrooms, two kitchenettes and one janitor closet as described herein these tender documents.

The general components of Work include, but are not limited to:

- Demolition of bathrooms, kitchenettes and janitor room
- Installation of wall and floor coverings
- Plastering and painting of walls, doors and ceilings
- Installation of bathroom and kitchenette millwork
- Replacement of plumbing fixtures
- Installation of bathroom wall partitions
- Replacement and/or upgrade of lighting fixtures and mirrors
- Disposal of waste

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Refer to the project drawings and specifications in Appendix A for a complete description of the scope of work and services required.

The expectation of this work is to be completed both during regular work day hours and after hours which may include evenings and weekends as coordinated with WorkplaceNL. The successful Bidder will be required to attend weekly meetings with WorkplaceNL to provide progress and status updates and address any concerns or issues that may exist.

The work is required to begin in 2019 and be completed within four months from the start date. WorkplaceNL will work with the successful Bidder to determine an appropriate work schedule as WorkplaceNL is unable to shut down all bathrooms and kitchenettes at the same time to perform the renovations.

### **1.3.2 Foreman and Supervision**

While the work is ongoing, the successful Bidder shall assign a competent foreman and any necessary assistants to the work, who are satisfactory to WorkplaceNL. The foreman shall represent the successful Bidder in his absence, and all directions given to him shall be held to be given to the successful Bidder. The successful Bidder shall give efficient and appropriate supervision to the work, in a professional, skillful and safe manner.

### **1.3.3 Inspection and Quality of Work**

**1.3.3.1** All plumbing, electrical and construction work must meet the most current requirements of the National Plumbing Code of Canada, Canadian Electrical Code and be in strict compliance with the National Building Code and all applicable rules and regulations that may be imposed by the Municipal and Provincial Governments, Fire Commissioner and WorkplaceNL.

**1.3.3.2** If the specifications, instructions, laws, ordinances or any public authority require any work to be specifically carried out, tested or approved, the successful Bidder shall give WorkplaceNL timely notice of its readiness for inspection and if the inspection is by an authority other than WorkplaceNL, the date and time must be fixed for such inspection.

**1.3.3.3** Re-examination of questioned work may be ordered by WorkplaceNL. If such work is in accordance with the agreement, WorkplaceNL shall pay the cost of re-examination. If such work is not in accordance with the agreement, through the fault of the successful Bidder, the successful Bidder shall pay such costs.

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**1.3.4 Quality of Goods**

- 1.3.4.1** Unless otherwise stated in the Tender, all material included in the Bid must be new, first quality goods. Used, refurbished, second, obsolete, discontinued or demonstrator items must only be proposed if the Tender specifically request or otherwise states that such goods will be allowed.
- 1.3.4.2** Where applicable, the end user must be provided with complete operation manuals, warranty registration forms, user licenses/authentications and/or other associated documentation normally provided by the manufacturer, reseller, installer and/or consultants.
- 1.3.4.3** The Bidder warrants that there are no patents, trademarks or other rights restricting the use, repair or replacement of the goods or services furnished or any part thereof. The Bidder agrees to indemnify and save harmless WorkplaceNL from and against all claims filed or prosecuted in any manner because of such use, repair, or replacement of the goods or services being a violation of any patent, trademark, or other right.

**1.3.5 Safety**

- 1.3.5.1** The successful Bidder is responsible for the safety of its employees while on the job site and must abide by WorkplaceNL's safety procedures as well as the requirements of the Occupational Health and Safety Act, R.S.N.L. 1990, c. O-3, and the Regulations thereto, as amended.
- 1.3.5.2** The successful Bidder must submit its Safety Policy Manual to WorkplaceNL within fourteen (14) days of award. The Safety Policy Manual must be acceptable to WorkplaceNL.
- 1.3.5.3** The successful Bidder must be **COR** certified through the Newfoundland and Labrador Construction Safety Association and must maintain their good standing throughout the duration of the agreement. A Certificate of Recognition program "letter of good standing" must accompany the Bid documents.
- 1.3.5.4** The successful Bidder and all persons assigned to perform services shall attend a safety meeting held by the Building Superintendent or his designate and shall complete WorkplaceNL's contractor orientation prior to the commencement of the services.
- 1.3.5.5** The successful Bidder shall ensure that its employees wear proper protection for the work; including but not limited to safety hats, safety shoes, eye or face protection, and other safety equipment at all times.

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**1.3.6 Cleaning Up**

The successful Bidder shall at all times keep the premises free from accumulations of surplus materials caused by work. At the completion of the work, the successful Bidder shall remove all materials from and about the premises and all equipment, tools and surplus materials unless specifically outlined herein. In case of dispute, WorkplaceNL, in its sole discretion, may remove surplus materials and charge the cost to the successful Bidder.

**1.3.7 Changes and Extra Work**

WorkplaceNL may, at any time, without invalidating the agreement, make changes in the scope of work and may require the successful Bidder to perform changes and/or extra services. Changes may also include reduced servicing due to floor plan changes and/or period of renovation. Before any changes in the scope of work is instituted, such changes and/or extra work shall be authorized by a written change order specifying the basis of compensation to be paid to the successful Bidder. The value of any changes shall be determined in one or more of the following ways:

- By the successful Bidder's estimate in lump sum subject to acceptance by WorkplaceNL. The estimate must be submitted with a breakdown estimate for equipment, materials and labour, and signed quotations for any sub-contractors and supplies;
- By unit prices agreed upon; or
- By cost and percentages or by cost and a fixed sum as agreed between WorkplaceNL and the successful Bidder.

**1.3.8 Hazardous or Controlled Products**

**1.3.8.1** The successful Bidder shall comply with the current WHMIS regulations.

**1.3.8.2** The successful Bidder shall not use or deliver a hazardous or controlled product, as defined by the Hazardous Products Act, R.S.C. 1985, c. H-3, as amended, for the purposes of the agreement without the prior approval of WorkplaceNL. If such products are approved by WorkplaceNL, the successful Bidder shall be familiar with and fully comply with the Hazardous Products Act, and the Workplace Hazardous Materials Information System (WHMIS) Regulation 1149/96 under the Occupational Health and Safety Act, R.S.N.L. 1990, c. O-3, as amended.

**1.3.8.3** The successful Bidder shall ensure that a hazardous or controlled product is not used, stored or handled in the performance of services unless all of the requirements of the aforesaid Act and regulations in respect of labels,

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identifiers, material safety data sheets and worker education are complied with.

- 1.3.8.4** The successful Bidder shall ensure that each product has a MSDS sheet and is provided in a binder to WorkplaceNL. It is the responsibility of the successful Bidder to ensure these binders are updated when any new product had been added or any changes to existing products.
- 1.3.8.5** The successful Bidder shall ensure that all persons who work with a hazardous or controlled product or work in proximity to a hazardous or controlled product are informed about all hazard information received from the supplier of the said product as well as any other hazard information of which the successful Bidder is aware of, or ought to be aware of, concerning the use, storage and handling of the hazardous or controlled product.
- 1.3.8.6** The successful Bidder shall ensure that, prior to delivery of the hazardous or controlled product to the job site; it is labeled with the supplier's label in accordance with requirements of the aforesaid Act and regulations. The successful Bidder shall provide WorkplaceNL with all such information prior to delivery of the hazardous or controlled product to the job site.

**1.3.9 Insurance and Bonding**

- 1.3.9.1** In addition to the insurance requirements outlined in the WorkplaceNL Standard Terms and Conditions, the successful Bidder shall, without limiting its obligation or liabilities and at its own expense, provide and maintain the following insurance in the forms and amounts acceptable to WorkplaceNL:
- Errors and Omissions insurance in an amount not less than \$5,000,000 insuring its liability resulting from errors and omissions in the performance of professional services under this Agreement; and
  - Automobile Liability Insurance in an amount not less than \$2,000,000 per occurrence, including insurance against accidents while at the WorkplaceNL premises. The deductibles applicable to this insurance shall not exceed Five Thousand Dollars (\$5,000) per occurrence.
- 1.3.9.2** The successful Bidder hereby warrants that it shall provide only bonded employees and the successful Bidder shall provide satisfactory written confirmation of such bonding throughout the term of this Agreement upon request by WorkplaceNL.
- 1.3.9.3** Prior to commencing performance of this Agreement and annually thereafter, the successful Bidder shall supply a Criminal Records

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Screening Certificate, which is acceptable to WorkplaceNL, in relation to all of the successful Bidder's employees, officers, associates, and/or approved sub-contractors who will perform Services under the within Agreement from the Royal Newfoundland Constabulary and any other police force having jurisdiction over the area(s) in which the said employees, officers, associates, and/or approved sub-contractors have resided in the past 5 years.

**1.3.10 Performance Bond and Failure to Complete Work**

**1.3.10.1** The successful Bidder shall, within fourteen (14) days from the receipt of notification of acceptance of its Tender, furnish at its expense:

- A Performance Bond in the amount of fifty (50) percent of the contract price (see Appendix "D", Performance Bond); or
- An irrevocable Letter of Credit from a chartered Canadian bank, in a form acceptable to WorkplaceNL, for an amount of not less than fifty (50) percent of the contract price. Such Letter of Credit shall expire forty-five (45) days following the date set herein for completion of the agreement and drafts drawn upon the Letter of Credit shall be exercised by advice to the Royal Bank of Canada, Main Branch, Water Street, St. John's, Newfoundland, Canada.

**1.3.10.2** The Performance Security in the form of a letter of credit, subject to any adjustments as provided for in this document will be returned to the successful Bidder immediately following satisfactory completion of the agreement.

**1.3.10.3** Where, in the opinion of WorkplaceNL, the successful Bidder has failed to perform its duties and obligations under the agreement, WorkplaceNL, shall use the Performance Security to provide for completion of the work, to the limits of the Performance Security as follows:

- Where, the Performance Security has been provided in the form of a Performance Bond, the work shall be completed in accordance with the terms and conditions stipulated in the Bond.
- Where the Performance Security has been provided in the form of a letter of credit, WorkplaceNL shall use sufficient funds obtained from the Performance Security to the limit of the Performance Security, to complete the work, including for any other costs and damages that WorkplaceNL may suffer.

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- Any use of the Performance Security to secure completion of the work shall not invalidate any recourse WorkplaceNL may have under the agreement for damages for failure of the successful Bidder to perform under the agreement.

<b>SECTION 2 – INSTRUCTIONS TO BIDDERS</b>
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## **2.1 MANDATORY SITE ASSESSMENT/EXAMINATION**

Bidders must visit the project site at 10:00 am on Monday, November 25, 2019 and become familiar with the surroundings and scope of work prior to submitting a Bid. Upon arrival for site assessment, please ask for Mr. Jerry Welsh, Building Superintendent. A “Declaration of Confidentiality/Conflict of Interest” in the form attached hereto must be completed upon visit to the site for the assessment/examination.

## **2.2 QUALIFICATIONS AND EXPERIENCE**

- 2.2.1** The successful Bidder must possess the necessary knowledge, skill and experience to perform renovation work on bathrooms and kitchenettes and must meet the following mandatory criteria:
- The successful Bidder must have a proven record of providing the services tendered with a minimum of five (5) years’ experience.

## **2.3 ELECTRONIC COPY OF DOCUMENT**

- 2.3.1** WorkplaceNL reserves the right to modify the terms of the Tender by issuance of addenda at any time prior to closing. It is the responsibility of the Bidder to ensure that they monitor WorkplaceNL’s website (<http://www.workplacenc.ca>) for any addendum to the Tender issued up to and including the closing date.
- 2.3.2** It is the Bidder’s responsibility to ensure that they have received a complete set of documents. By submitting a Bid, the Bidder verifies that they have received a complete set of Tender documents including any and all addenda. All terms, conditions, and/or specifications stated or referenced in the Tender are assumed to be accepted by the Bidder and incorporated in the Bid.
- 2.3.3** Bidders who have obtained the Tender electronically must not alter any portion of the document, with the exception of applying any addendum issued by WorkplaceNL.



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**2.4 QUESTIONS AND CLARIFICATION**

- 2.4.1** All inquiries related to this Tender must be directed in writing by November 28, 2019 by email to:

Nicole Bishop  
E-mail Address: nicole.bishop@workplacenl.ca

- 2.4.2** All questions should include the Bidder's name and address, contact person's name, telephone number, fax number and email address, and the reference to the specific section and page number of the Tender in question.
- 2.4.3** To the extent that WorkplaceNL considers that the answer to the question may assist in the preparation of a Bid, WorkplaceNL will post an addendum on its website which will be part of the Tender. WorkplaceNL may not answer a question where WorkplaceNL considers the information requested is not required to prepare a Bid, or where the answer to the question posed may be found in the Tender. No responses shall be binding upon WorkplaceNL unless made in writing. Information obtained from any other source is not official and may be inaccurate and it is not binding.

**2.5 CONFIDENTIALITY AND OWNERSHIP OF INFORMATION**

- 2.5.1** Information pertaining to WorkplaceNL obtained by the Bidder as a result of participation in this Tender and/or negotiations with WorkplaceNL, if any, is confidential and shall not be disclosed without prior written authorization from WorkplaceNL.
- 2.5.2** The Tender and any supplementary document or portion thereof is proprietary information, and must not be used by the Bidder without the permission of WorkplaceNL, other than for the submission of Bids.
- 2.5.3** All Bids submitted become the property of WorkplaceNL. By submitting a Bid, the Bidder hereby grants WorkplaceNL a license to distribute, copy, print, or translate the Bid for the purposes of the Tender. Any attempt to limit WorkplaceNL's right in this area may result in rejection of the Bid.
- 2.5.4** The procurement process is subject to the Access to Information and Protection of Privacy Act, 2015, S.N.L 2015 c. A-1.2, as amended (ATIPPA). The Bidder's Bid package may be subject to disclosure under the ATIPPA. By submitting a Bid, the Bidder agrees to the appropriate disclosure of the information supplied, subject to the provisions of the governing law. WorkplaceNL cannot guarantee the confidentiality of the content of any Bid after the closing date. WorkplaceNL shall not be liable to any Bidder for any claim, direct or indirect, whether for costs, expenses, losses or damages, or loss of anticipated profits, or for any other matter whatsoever

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incurred by the Bidder as a result of disclosure pursuant to the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c. A-1.2, as amended.

**2.5.5** By submitting a bid, the Bidder agrees that it has identified any specific information in its bid that may qualify for an exemption from disclosure under subsection 39(1) of the ATIPPA. If no specific information has been identified it is assumed that, in the opinion of the Bidder, there is no specific information that qualifies for an exemption under subsection 39(1) of the ATIPPA and information may be released without further notice.

**2.5.6** The financial value of a contract resulting from this procurement process will be publically released as part of the award notification process.

## **2.6 NO CLAIMS BY BIDDER**

**2.6.1** By participating in the process outlined in this Tender document, the Bidder consents to the procedures as described in this Tender.

**2.6.2** By submitting a bid, each Bidder irrevocably waives any claim, action or proceeding against WorkplaceNL, including without limitation any judicial review or injunction application, or against any of WorkplaceNL's employees, advisors or representatives for damages, expenses or costs including costs of bid preparation, loss of profits, loss of opportunity or any consequential loss for any reason including: any actual or alleged unfairness on the part of WorkplaceNL at any stage of the procurement process; if WorkplaceNL does not award or execute a contract; or, if WorkplaceNL is subsequently determined to have accepted a noncompliant bid or otherwise breached or fundamentally breached the terms of this procurement.

## **2.7 CONFLICT OF INTEREST**

**2.7.1** The Bidder, its employees, officers, associates and/or approved sub-contractors shall not and will not have any conflict of interest (actual or potential) in submitting its Bid or, if selected, in providing services under the agreement. Where applicable, the Bidder must declare in its Bid any situation that may be a conflict of interest in submitting its Bid or, if selected, with the contractual obligations under the agreement.

**2.7.2** If, at the sole and absolute discretion of WorkplaceNL, the Bidder, its employees, officers, associates and/or approved sub-contractors is found by WorkplaceNL to be in an actual or perceived conflict of interest either during the Tender or after award of the contract, WorkplaceNL may, in addition to any other remedies available at law or in equity, disqualify the Bid submitted by the Bidder or terminate the agreement.

**2.7.3** Sub-contracting to any firm or individual whose current or past corporate or other interests may, in WorkplaceNL's opinion, give rise to an actual or perceived conflict

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of interest in connection with this Tender will not be permitted. This includes, but is not limited to, any firm or individual involved in the preparation of the Tender.

## **2.8 AGREEMENT**

- 2.8.1** The successful Bidder shall comply with the WorkplaceNL Standard Terms and Conditions attached hereto. To be eligible to provide services to WorkplaceNL, the successful Bidder shall initial all 5 pages of the WorkplaceNL Standard Terms and Conditions within the time frame established by WorkplaceNL.
- 2.8.2** Any awards made pursuant to this Tender process are subject to receipt by WorkplaceNL of the initialed WorkplaceNL Standard Terms and Conditions
- 2.8.3** Claims made by the Bidder in the Bid will constitute Contractual warranties.

## **2.9 TENDER CLOSING AND DELIVERY**

- 2.9.1** Bids must be in a sealed opaque envelope and/or sealed courier envelope clearly marked with the **Bidder's name, mailing address, and Tender number** and shall be addressed to the following:

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Attention: Nicole Bishop  
WorkplaceNL  
146-148 Forest Road  
P.O. Box 9000  
St. John's, NL A1A 3B8**

Bids must be received before 2:00 p.m. Newfoundland Time on Monday, December 2, 2019 at WorkplaceNL's St. John's office.

In the event that WorkplaceNL's St. John's office is closed due to poor weather conditions or other unscheduled closure, the Tender deadline will be extended to the next business day before 2:00 pm Newfoundland time.

- 2.9.2** Bids must be time and date stamped at the time of delivery to the "Tender Submission Box" located in the main lobby of WorkplaceNL's St. John's office. WorkplaceNL has provided an electronic timer by the box for this purpose. Faxed or electronic tenders **will not** be accepted. It is the Bidder's responsibility to ensure that the Bid has been time and date stamped and delivered to the Tender Submission Box. Couriers and taxicabs do not have access to the Tender

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Submission Box, and the onus is on the Bidder to confirm proper delivery to the Tender Submission Box.

- 2.9.3** Bidders will be solely responsible for the delivery of their Bids, in their entirety, in the manner and time prescribed. Bids or any portion thereof, received after the closing time will be returned to the Bidder unopened. WorkplaceNL time clock will be deemed to be correct in the event of dispute.

## **2.10 BID INSTRUCTIONS**

- 2.10.1** The Bidder must submit two (2) hard copies of the Bid and related documentation, including Appendix “B”, Check List.
- 2.10.2** The Bidder must submit one copy of the attached Appendix “C”, Bid Form, which must be signed by the Bidder or an authorized representative of the Bidder. If the Bidder is a corporation, the Bid must be signed by the authorized signing officer of the corporation.
- 2.10.3** It is essential that the Bid thoroughly addresses and completes each requirement identified in the Tender, as incomplete Bids may be declared “non-responsive”. Bids that are improperly signed, conditional, illegible, obscure, or contain arithmetical errors, erasures, alterations, or irregularities of any kind may be considered invalid.
- 2.10.4** The Bid must include a written statement of the company history, including, but not limited to, the length of time in business, and the length of time completing renovation work of a similar size and scope AND/OR a written statement outlining the knowledge, skills and experience of the Bidder and describing how the Bidder meets the mandatory criteria listed in paragraph 2.2.1.
- 2.10.5** The Bid must include a Certificate of Recognition program “letter of good standing” which confirms that the Bidder is COR certified through the Newfoundland and Labrador Construction Safety Association.
- 2.10.6** The Bid shall be accompanied by a list with a minimum of three (3) client references with appropriate contact information who can provide evidence of previous experience providing similar services with comparable scope and tender value. This list shall include the name of a contact person for reference purposes. References may be contacted as part of the review process. The list of references should exclude any potential references from WorkplaceNL.
- 2.10.7** The successful Bidder must provide bonded employees and Dishonesty coverage in the amount of \$10,000 for each employee. Proof of bonding must be provided to WorkplaceNL for any and all employees working under the agreement within 14 days from the receipt of notification of acceptance of its tender. Notice of cancellation of bonding must be immediately provided to WorkplaceNL.

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- 2.10.8** The Bidder must describe the duration, type (e.g. on site, depot, ship-in or carry-in) and terms of the manufacturer's warranty on all goods, services performed, including installation of such services. If the Bidder provides any additional/supplementary warranty coverage, the Bidder must describe this as well.
- 2.10.9** If warranties can be upgraded or extended, the Bidder must identify the upgrade costs separately. Do not include warranty upgrade or extension costs in the Bid price unless the Tender specifically states that the upgrade is a mandatory requirement.
- 2.10.10** The Bidder must acknowledge that they have read and understood any and all addenda in both the Appendix "B", Check List and the Appendix "C", Bid Form.
- 2.10.11** Shipping, cartage, lading, insurance and handling charges must be included in the total price. If these charges have not been stated specifically, it will be assumed that they have been included in the Bid price.
- 2.10.12** By submitting a Bid, the Bidder guarantees that, unless the Tender specifies otherwise, all components required to make the required equipment or system operable or to deliver the required services have been included in the Bid, or will be provided at no additional charge to WorkplaceNL.
- 2.10.13** While WorkplaceNL has tried to ensure the accuracy of the Tender, it is not guaranteed or warranted by WorkplaceNL to be accurate, nor is it necessarily comprehensive or exhaustive. WorkplaceNL will assume that all Bidders have resolved any questions they might have about the Tender and have informed themselves as to the existing conditions and limitations, site restrictions, etc. before submitting their Bids. Nothing in the invitation is intended to relieve Bidders from forming their own opinions and conclusions with respect to the matters addressed in the Tender.
- 2.10.14** Any error in the Bid is the responsibility of the Bidder. Submitted Bids may be amended prior to closing by submitting a complete new Bid clearly indicating it replaces the previously submitted Bid. Any such new Bid is subject to the requirements as outlined herein. The said new Bid replaces any other Bids previously submitted by the Bidder, and only the last of any new Bids received will be accepted.
- 2.10.15** Any Bid received in response to a Tender may be withdrawn by written request to WorkplaceNL, Nicole Bishop - Finance, but cannot be withdrawn, altered or changed in any way after the Tender Closing Date. All requests for withdrawal, amendment or submission of a replacement Bid must be submitted in writing on company letterhead or equivalent, and be signed by the Bidder, an authorized representative of the Bidder or, if a corporation, an authorized signing officer of the corporation.

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**2.11 BID EVALUATION**

- 2.11.1** Tender evaluation and award of contract will be done in accordance with the *Public Procurement Act*, S.N.L. 2016, c. P-41.001, as amended, and WorkplaceNL's procedures.
- 2.11.2** Tenders will be opened publicly at the WorkplaceNL building in St. John's, immediately following the Tender closing in accordance with the Public Procurement Regulations, as amended. The names of all Bidders will be provided at public opening.
- 2.11.3** WorkplaceNL reserves the right to non-disclosure of pricing submitted by Bidders during the public opening. All Bidders will be notified electronically of the Bidder names and Bid prices within two (2) business days of the public opening. This information is for reference purposes only, and a full Bid evaluation will be conducted to determine the preferred supplier.
- 2.11.4** The Bid shall remain open for acceptance and is irrevocable for a period of ninety (90) days after the Tender closing date.
- 2.11.5** WorkplaceNL reserves the right to waive any minor irregularity or non-compliance where such irregularity or non-compliance is not of a material nature in its sole and absolute discretion. Such minor irregularity or non-compliance will be deemed substantial compliance and capable of acceptance. WorkplaceNL will be the sole judge of whether a Bid is accepted or rejected.
- 2.11.6** WorkplaceNL, in its sole discretion, reserves the right to cancel the Tender without award. WorkplaceNL reserves the right to accept or reject any or all Bids in whole or in part. WorkplaceNL is not bound to accept the lowest or any Bid.
- 2.11.7** The Bidder may be required to demonstrate financial stability, authorization to provide the good/services being acquired, and/or regulatory agency approval, licensing or registration as needed, or otherwise clarify Bidder's capability to satisfy the Tender requirements. WorkplaceNL reserves the right to reject Bids from any Bidder that it feels is incapable of providing the necessary labour, materials, equipment, financing or management resources to perform the work or supply the goods in a satisfactory and timely manner.
- 2.11.8** WorkplaceNL, in its sole discretion, may assess the Bidders' experience and/or ability to provide the goods and/or services required and described in this Tender by checking the Bidders' references. A contract will not be awarded to any Bidder whose references, in the opinion of WorkplaceNL, are found to be unsatisfactory. WorkplaceNL reserves the right to obtain references from sources other than those provided in the Bid. WorkplaceNL reserves the sole discretion to determine whether the Bidder and its professional staff have the appropriate qualifications.

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- 2.11.9** WorkplaceNL reserves the right to disqualify any Bidder if the Bidder has either breached an agreement and/or failed to provide satisfactory service and/or deliveries under any prior agreement with WorkplaceNL, in the sole opinion of WorkplaceNL.
- 2.11.10** WorkplaceNL reserves the right to determine equivalency, and may require demonstrator or sample items in order to be able to evaluate the items proposed. WorkplaceNL will be the sole judge of equivalence.
- 2.11.11** Where applicable, all equipment must be certified by the appropriate regulatory agencies and/or must be approved by the appropriate Provincial agency.
- 2.11.12** Upon acceptance by WorkplaceNL, a written Bid acceptance will be forwarded to the successful Bidder.
- 2.11.13** In the event that the selected Bid(s) is higher than the budget approved by WorkplaceNL's Board of Directors, any awards made pursuant to this Tender process are subject to approval of the Board of Directors. In addition to any other rights of cancellation contained herein, WorkplaceNL, in its sole discretion, reserves the right to cancel this Tender without award should the Board of Directors not approve the award.

<b>SECTION 3: GENERAL</b>
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- 3.1** Payment of invoices will be through direct deposit. The successful Bidder is required to meet WorkplaceNL's billing and accounting requirements. The successful Bidder shall invoice WorkplaceNL electronically on a monthly basis. Invoices must be legible and clearly labeled with the successful Bidder's invoice number. The Bidder must acknowledge in the Appendix "B", Check List that the Bidder agrees to direct deposit and electronic invoicing.
- 3.2** The successful Bidder shall invoice WorkplaceNL indicating the times, date, and number of hours worked. The successful Bidder shall only be paid for those hours authorized and worked in accordance with the Agreement.
- 3.3** The successful Bidder must provide a payment schedule upon award to be approved by WorkplaceNL.
- 3.4** This Tender, all Bids, and any agreement will be construed and interpreted in accordance with the laws of the Province of Newfoundland and Labrador.
- 3.5** The Bidder shall not use WorkplaceNL's name or logo or make reference to this Tender in any advertising copy or other promotional messages without WorkplaceNL's prior written consent.

**WorkplaceNL**  
**2019-31-T**  
**Bathroom and Kitchenette Renovations**

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- 3.6** WorkplaceNL reserves the right to tender any services by invited tender or public tender, as deemed necessary.



**WorkplaceNL  
2019-31-T  
Bathroom and Kitchenette Renovations**

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**APPENDIX “A”**

**Drawings and Specifications**

# WORKPLACENL WASHROOMS

148 FOREST ROAD,  
ST. JOHN'S, NL, A1A 1E6

ARCHITECTS PROJECT # 193036

A PROJECT FOR

## WORKPLACE NL

Mech.

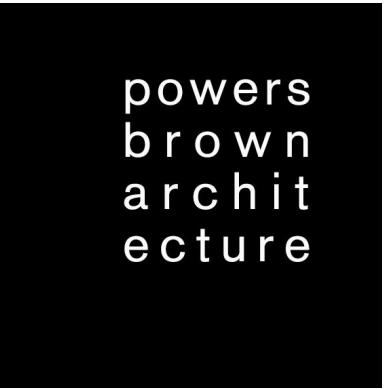
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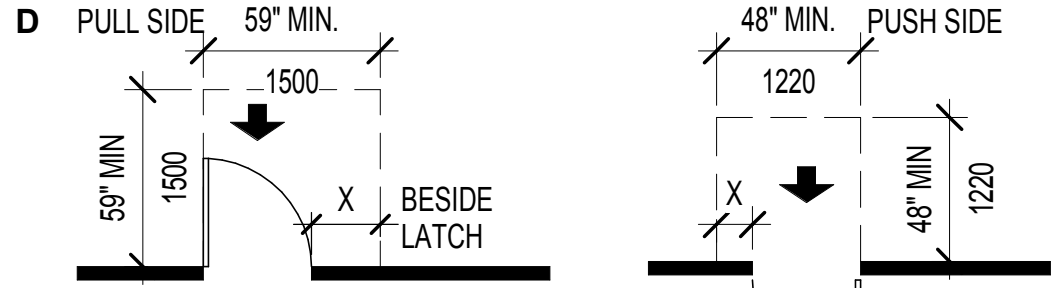






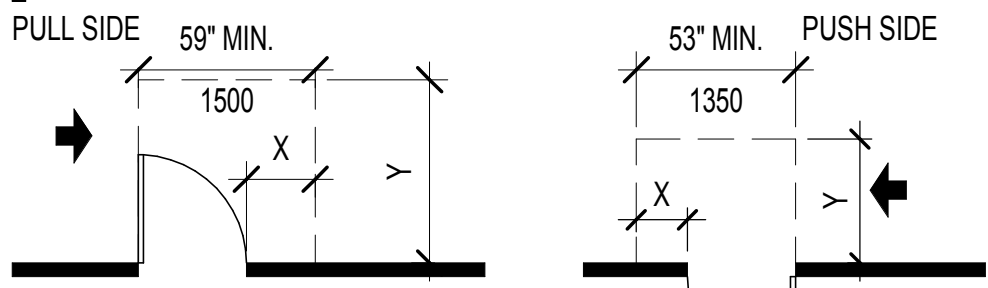


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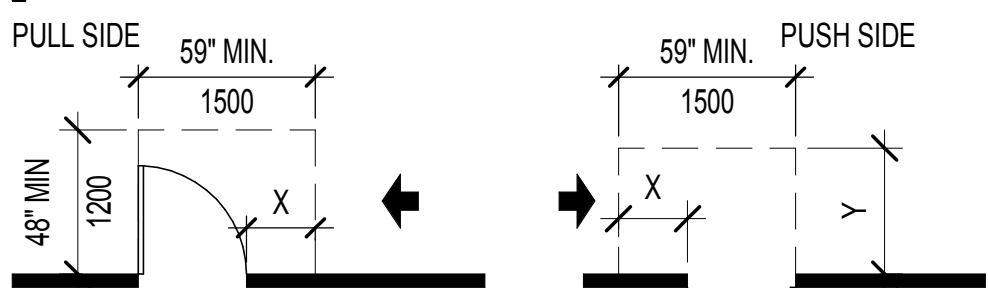
NOTE: X = 23 1/2" (600) MIN. BESIDE LATCH

(A) FRONT APPROACHES - SWINGING DOORS



NOTE: X = 23 1/2" (600) MIN. BESIDE LATCH; Y = 59" (1500) MIN.

(B) HINGE SIDE APPROACHES - SWINGING DOORS

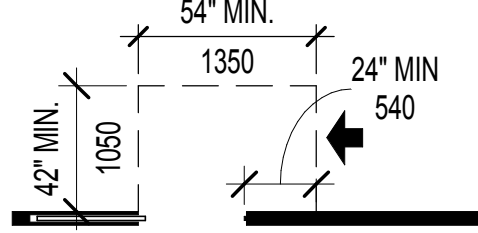


NOTE: X = 23 1/2" (600) MIN. BESIDE LATCH; Y = 59" (1500) MIN.

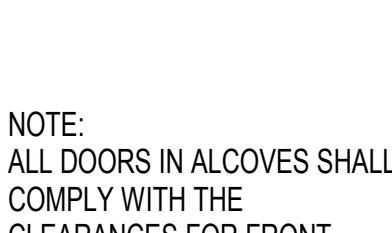
(C) LATCH SIDE APPROACHES - SWINGING DOORS



(D) FRONT APPROACH - SLIDING DRS & FOLDING DRS



(E) SLIDE SIDE APPROACH - SLIDING DRS & FOLDING DRS

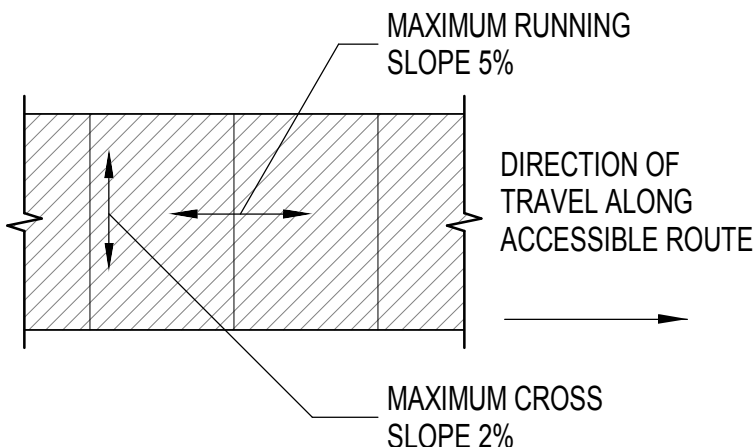


NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES

(F) LATCH SIDE APPROACH - SLIDING DRS & FOLDING DRS

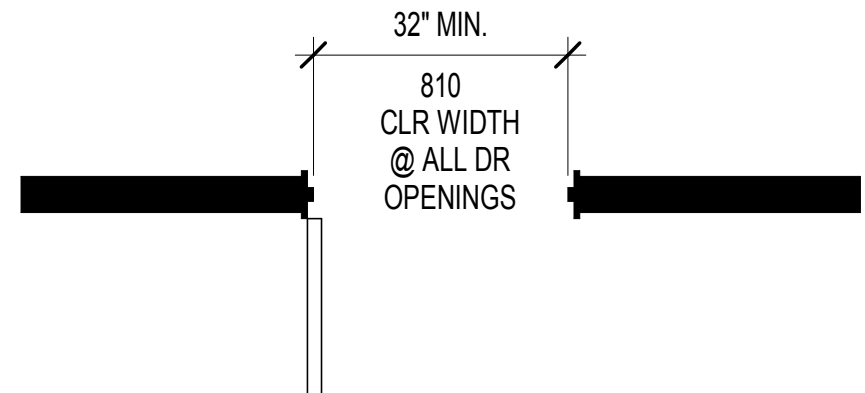
DOOR CLEARANCES

SCALE: 3/16" = 1'-0"



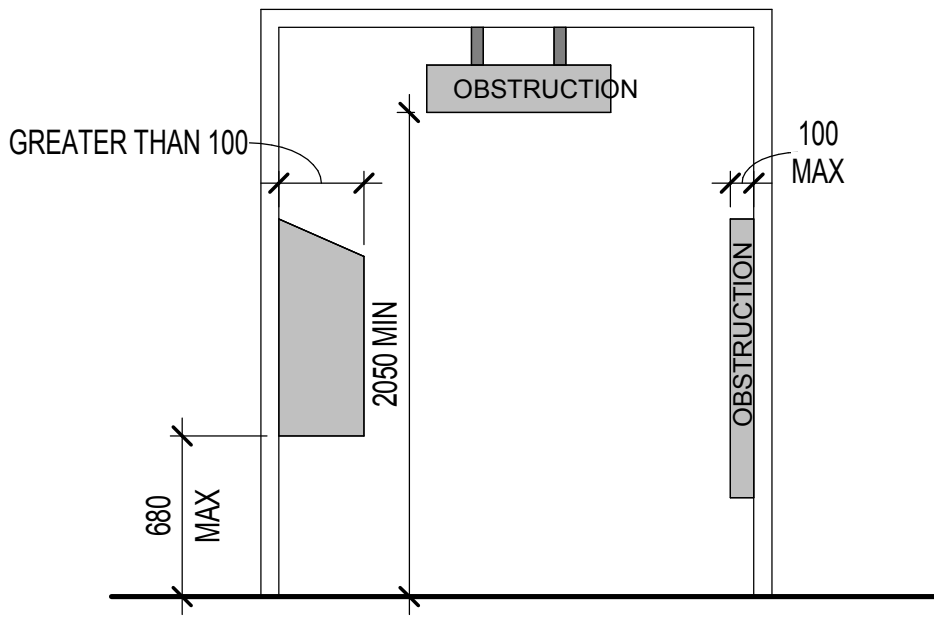
ACCESSIBLE ROUTES

SCALE: 3/8" = 1'-0"



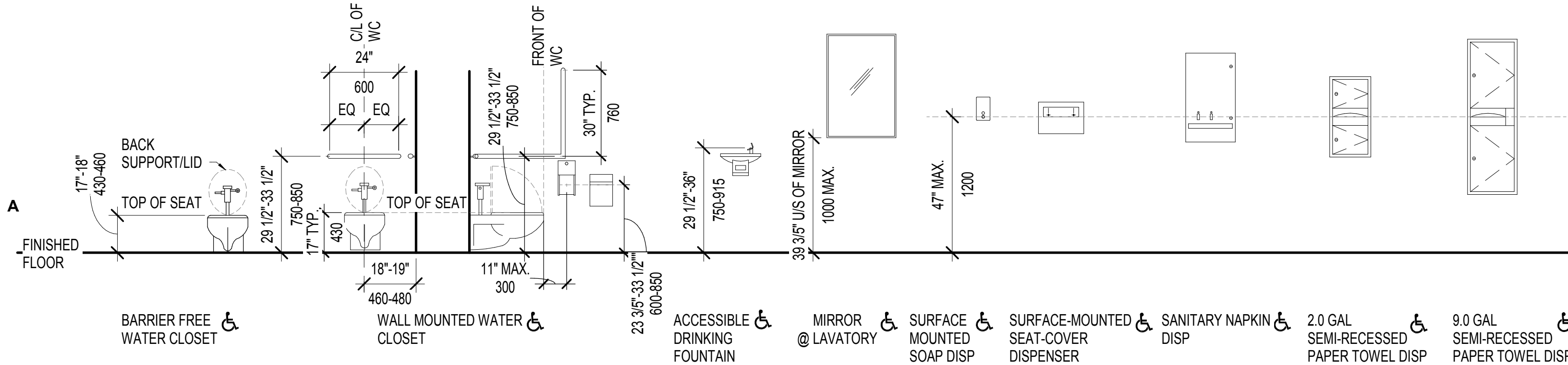
DOOR - CLEAR WIDTH

SCALE: 1/2" = 1'-0"



PROTRUDING OBJECTS

SCALE: 3/8" = 1'-0"



ACCESSORY MOUNTING HEIGHTS - TYP.

SCALE: 3/8" = 1'-0"

ACCESSIBLE DOOR SHALL COMPLY WITH THE FOLLOWING:

1. THRESHOLD SHALL BE A MAXIMUM 1/2" (13mm) IN HEIGHT.
2. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE OF NO MORE THAN 1:2.
3. MAXIMUM DOOR OPENING FORCE SHALL NOT EXCEED 8.5 POUNDS (38N) FOR EXTERIOR HINGED DOOR, 5 POUNDS (22N) FOR SLIDING, 5 POUNDS (22N) FOR INTERIOR DOOR.
4. DOOR HARDWARE SHALL BE LEVER HANDLE OR EQUIVALENT AND MOUNTED BETWEEN 35" (900mm) - 43" (1100mm) ABOVE FINISH FLOOR.
5. DOOR CLOSERS, WHERE PROVIDED, SHALL BE ADJUSTED TO CLOSE FROM 90 DEGREES TO 12 DEGREES WITHIN 3 SECONDS OR MORE.
6. ALL DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE OPENING IS NOT LESS THAN 32" (810mm).

LAVATORIES & ASSOCIATED MIRRORS TO BE INSTALLED AS SHOWN:

1. HEIGHT: LAVATORIES AND SINKS SHALL BE MOUNTED WITH THE RIM OF THE COUNTER SURFACE NO HIGHER THAN 34" (864mm) ABOVE FINISH FLOOR. THE TOTAL DEPTH OF CLEAR SPACE BENEATH THE LAVATORY SHALL NOT BE MORE THAN 19" (480mm) KNEE CLEARANCE SHALL BE AT LEAST 30" (750mm) W X 8" (200mm) D X 27" (685mm) H WITH AN ADDITIONAL TOE CLEARANCE AT LEAST 30" (750mm) W X 9" (230mm) D X 9" (230) H.
2. EXPOSED PIPES AND SURFACES: ALL PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACE UNDER LAVATORIES OR SINKS.
3. FAUCETS: LEVER-OPERATED FAUCET CONTROL HANDLES SHALL BE LOCATED NOT MORE THAN 17" (432mm) FROM THE FRONT EDGE OF THE LAVATORY, SINK, OR COUNTER. SELF CLOSING VALVES SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS PER OPERATION.
4. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE 39" (1000 mm) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

CONTROLS & OPERATING MECHANISMS SHALL COMPLY WITH THE FOLLOWING:

1. CLEAR FLOOR SPACE: CLEAR FLOOR SPACE COMPLYING WITH NBC/CSA LOCATION REGULATION THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND THER OPERABLE EQUIPMENT.
2. HEIGHT: THE HEIGHTS OPERABLE PART OF CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER EQUIPMENT SHALL BE LACED AT LEAST ON TO THE REACH RANGES 16" (400mm), 47" (1200mm), ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" (400mm) AFF.LL BE BEVELED WITH A SLOPE OF NO MORE THAN 1:2.
3. OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS (22N).

SIGNAGE SHALL COMPLY WITH THE FOLLOWING:

1. CHARACTER PROPORTION: LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND STROKE TO HEIGHT RATIO BETWEEN 1:5 AND 1:10.
2. CHARACTER HEIGHT: MINIMUM CHARACTER HEIGHT SHALL BE RELATIVE TO THE INTENDED VIEWING DISTANCE IN COMPLIANCE TO NBC/CSA.
3. RAISED AND BRAILLED CHARACTER AND PICTORIAL SYMBOLS: LETTERS AND NUMERALS SHALL BE RAISED BETWEEN 0.8mm 1.5mm. UPPER CASE SANS SERIF TYPE SHALL BE ACCOMPANIED WITH GRADE 1 BRAILLE. RAISED CHARACTERS SHALL BE 3/5" (16mm) - 2" (50mm) IN HEIGHT. PICTOGRAM SHALL BE AT LEAST 6" (150mm) IN HIGH. COLOUR CONTRAST WITH THEIR BACKGROUND BY AT LEAST 70%.
4. FINISH AND CONTRAST: THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND; EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
5. MOUNTING LOCATION AND HEIGHT: MOUNTING LOCATION AND HEIGHT: IF USED TO IDENTIFY A DOOR, BE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, OR NEAREST ADJACENT WALL. LEADING VERTICAL EDGE 150 +/- 10mm FROM THE DOOR JAMB. BE MOUNTED WITH THE HORIZONTAL CENTRELIN 60" (1500+/-25MM) FROM THE FLOOR. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 4" (100mm) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING IN THE SWING OF THE DOOR. PROVIDE A CLEAR WALL AREA AROUND THE SIGN AT LEAST 3" (75mm) WIDE.

powers brown architecture

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PROJECT TITLE

WORKPLACENL  
WASHROOMS  
148 FOREST ROAD,  
ST. JOHN'S, NL, A1A 1E6

A PROJECT FOR  
WORKPLACE NL

GENERAL NOTES

△	DATE	REVISION
1	2019-07-30	Issue for Client Review
2	2019-10-23	Phase 2- For Approvals
3	2019-11-15	Issued for Tender

PROJECT NO: 193036

DRAWN BY: PBA

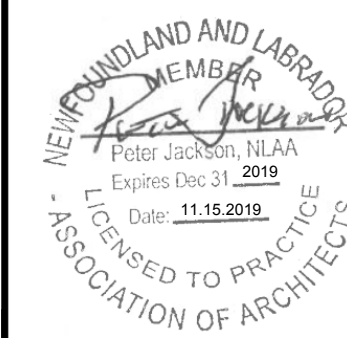
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SHEET TITLE

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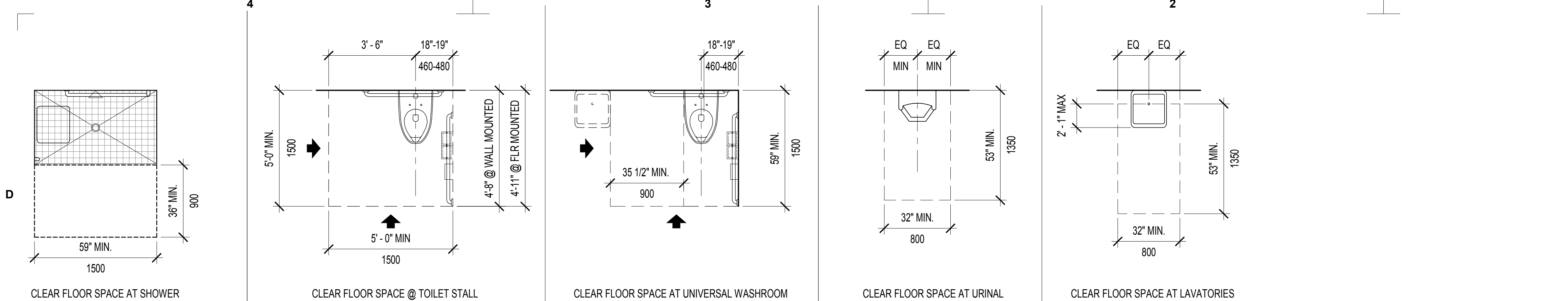
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(NBC)

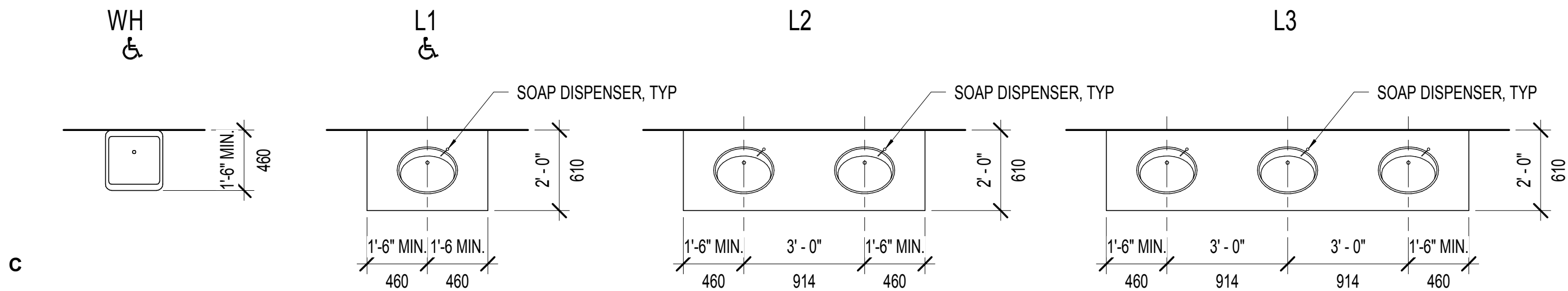
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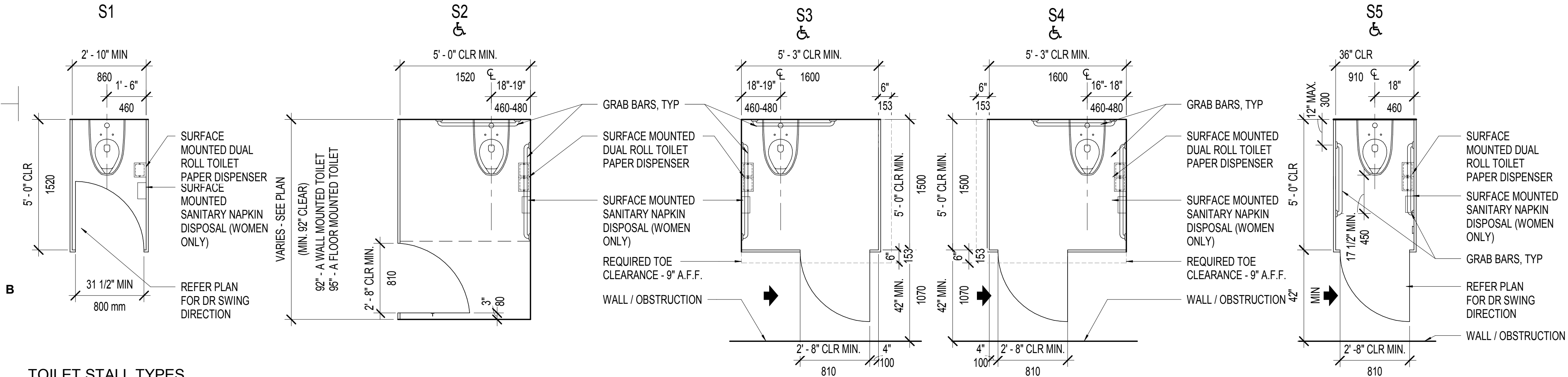
#### CLEAR FLOOR AREA

SCALE: 3/8" = 1'-0"



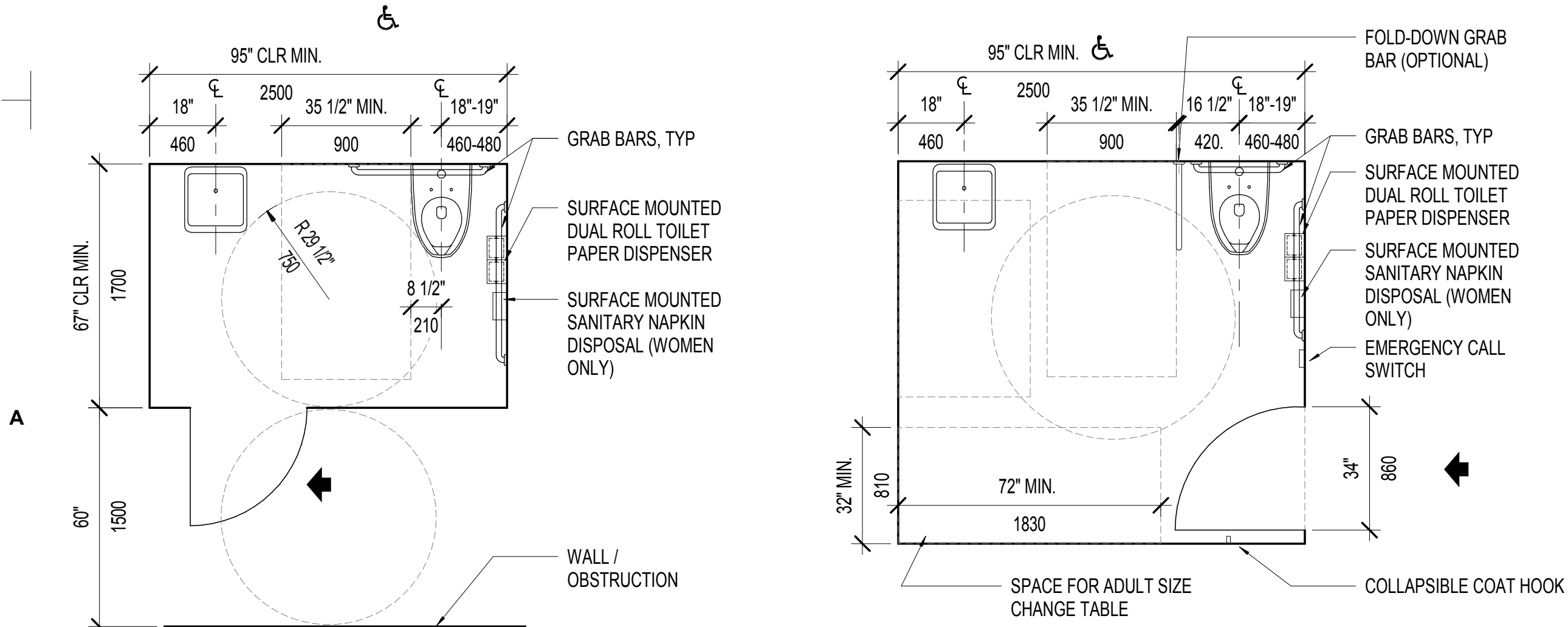
#### LAVATORY TYPES

SCALE: 3/8" = 1'-0"



#### TOILET STALL TYPES

SCALE: 3/8" = 1'-0"



#### INDIVIDUAL WASHROOM

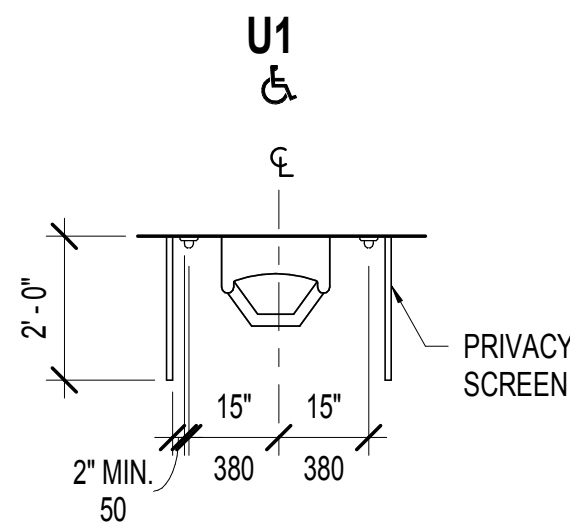
SCALE: 3/8" = 1'-0"

#### UNIVERSAL WASHROOM

SCALE: 3/8" = 1'-0"

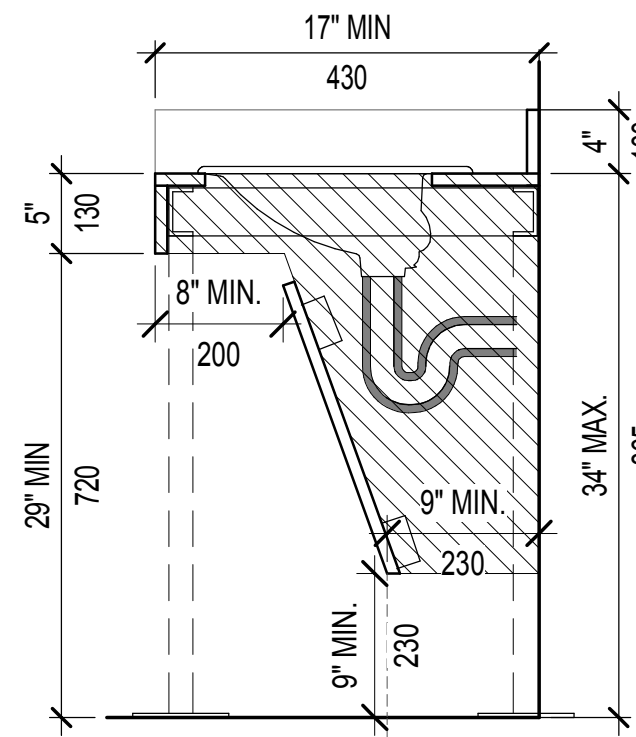
#### URINAL STALL TYPES

SCALE: 3/8" = 1'-0"



#### SECTION THROUGH LAVATORY (TYP) - NBC/CSA

SCALE: 1" = 1'-0"



#### WATER CLOSETS

1. HEIGHT: THE HEIGHT OF THE WATER CLOSE SHALL BE 17" (430mm) TO 19" (485mm) MEASURED TO THE TOP OF THE SEAT.
2. GRAB BARS: GRAB BARS SHALL BE BETWEEN 1 1/5"(30mm) - 1 3/5"(95mm) IN DIAMETER AND SHALL PROVIDE A CLEARANCE OF 1 2/5"(35mm) - 1 4/5"(45mm) BETWEEN THE WALL AND THE BAR. PROVIDE MINIMUM 1.3kN (292LB) ALLOWANCE FORCE. THERE SHALL BE ONE L-SHAPED GRAB BARS THAT HAS HORIZONTAL AND VERTICAL COMPONENTS THAT ARE AT LEAST 30"(760mm) LONG. VERTICAL COMPONENT IS 6"(150mm) IN FRONT OF THE TOILET. A HORIZONTRAL GRAB BAR THAT IS MOUNTED ON THE REAR WALL NOT LESS THAN 24"(600mm) LONG, SAME HEIGHT IS THE GRAB BAR ON THE SIDE WALL OR MOUNTED 4"(100mm) ABOVE THE TOP OF THE WATER TANK.
3. FLUSH CONTROLS: FLUSH CONTROLS SHALL BE MOUNTED ON THE TRANSFER SIDE OF THE TOILET AREAS AND AND IS LOCATED 20"(500mm)-35"(900mm) ABOVE FLOOR. LOCATED NO MORE THAN 14"(350mm) FROM THE TRANSFER SIDE
4. TOE CLEARANCE: IN STANDARD STALLS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF A MINIMUM OF 9" (230mm).
5. TOILET PAPER DISPENSER: TP DISPENSER SHALL BE MOUNTED BETWEEN 24"(600mm) - 31"(800mm) ABOVE FLOOR, CLOSEST EDGES OF THE DISPENSER IS 12"(300mm) FROM THE FRONT EDGE OF THE WATER CLOSET.
6. URINALS SHALL BE STALL-TYPE, OR WALL HUNG WITH LOWER RIM NOT HIGHER THAN 17" (430mm) ABOVE THE FINISH FLOOR. THE UPPER RIM IS NOT LOWER THAN 34" (860mm) FROM THE FLOOR.
7. ACCESSIBLE STALL DOORS TO BE SELF CLOSING WITH NBC/CSA COMPLIANT PULLS ON BOTH SIDES.

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archi  
ecture

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#### PROJECT TITLE

### WORKPLACENL WASHROOMS

148 FOREST ROAD,  
ST. JOHN'S, NL, A1A 1E6

### A PROJECT FOR WORKPLACE NL

#### GENERAL NOTES

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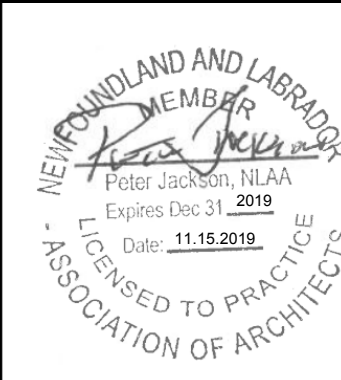
DRAWN BY: Author

CHECKED BY: PJ

#### SHEET TITLE

### TOILET STANDARDS

#### SEAL



#### SHEET NUMBER

G004  
(NBC)



# SPECIFICATIONS

DIVISION 00    PROCUREMENT AND CONTRACTING REQUIREMENTS	
00 4323	ALTERNATES:   CONTACT OFFICE OF THE ARCHITECT FOR ADDEDUCT FORM FOR EACH ALTERNATE.   OWNER DETERMINE WHICH ALTERNATES ARE SELECTED FOR INCLUSION IN THE PROJECT.
DIVISION 01    GENERAL REQUIREMENTS	
01 1000	SUMMARY
THE WORK SHALL INCLUDE ALL WORK COVERED BY THE CONTRACT DOCUMENTS.	
CONTRACTOR SHALL REVIEW ALL DOCUMENTS TO VERIFY DIMENSIONS AND CONDITIONS. NO ALLOWANCE SHALL BE MADE FOR FAILURE TO VERIFY SITE CONDITIONS. DRAWINGS ARE INTENDED TO PROVIDE A BASIS FOR PROPER COMPLETION OF THE PROJECT AND SUITABLE USE BY THE OWNER. ITEMS NOT EXPRESSLY SET FORTH, BUT WHICH ARE REASONABLY IMPLIED OR NECESSARY FOR THE PROPER PERFORMANCE OF THIS PROJECT SHALL BE INCLUDED.	
CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.	
CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND NOTIFY ARCHITECT OF ANY DISCREPANCIES DIFFERENT FROM THOSE INDICATED ON THE DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. LARGE DETAILS SHALL TAKE PRECEDENCE OVER SMALL DRAWINGS.	
EXECUTION: EXAMINE PRODUCTS COVERED BY ALLOWANCES PROMPTLY UPON DELIVERY FOR DAMAGE OR DEFECTS. COORDINTE THEIR INSTALLATION TO ENSURE THESE ITEMS ARE INTEGRATED WITH RELATED WORK.	
01 2100	ALLOWANCES
SUMMARY: CASH ALLOWANCES ARE INCLUDED IN THE CONTRACT SUM.	
PRODUCTS: NOT APPLICABLE.	
EXECUTION: EXAMINE PRODUCTS COVERED BY ALLOWANCES PROMPTLY UPON DELIVERY FOR DAMAGE.	
01 3000	ADMINISTRATIVE REQUIREMENTS
SUMMARY: ALL WORK SHALL PERFORMED IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES, AND AUTHORITIES HAVING JURISDICTION, INCLUDING CSA REQUIREMENTS.	
PRODUCTS: PROVIDE PRODUCTS AND MATERIALS SPECIFIED. PROVIDE COLOR SELECTIONS AS REQUIRED TO AVOID DELAYING PROGRESS OF THE WORK. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE FOR THREE YEARS. USE EXPERIENCED INSTALLERS OF THE PRODUCT INVOLVED. DELIVER, HANDLE AND STORE MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.	
SUBMIT REQUESTS FOR SUBSTITUTIONS IN WRITING, GIVING REASONS FOR CHANGE. PROVIDE TIME FOR ARCHITECT TO EVALUATE PROPOSED SUBSTITUTION.	
PROJECT MEETINGS SHALL BE HELD AS NECESSARY FOR REVIEW PROGRESS OF THE WORK. CONTRACTOR SHALL TAKE AND DISTRIBUTE MEETING NOTES.	
PROGRESS SCHEDULE SHALL BE DEVELOPED TO DEFINE PROGRESS ENTIRE SCOPE OF WORK. SUBMIT WITH EACH PROJECT MEETING.	
SUBMIT SHOP DRAWINGS AND OTHER SUBMITTALS AS REQUIRED TO CLARIFY EXTENT OF THE WORK. SUBMIT HARDWARE SCHEDULE, CUT SHEETS, SAMPLES AND OTHER ITEMS FOR REVIEW AND APPROVAL.	
01 4000	QUALITY REQUIREMENTS
SUMMARY: ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS FOR QUALITY ASSURANCE AND QUALITY CONTROL. THE QUANTITY OR QUALITY LEVEL SHOWN OR SPECIFIED SHALL BE THE MINIMUM PROVIDED OR PERFORMED.	
SUBMITTALS: SCHEDULE TESTS AND INSPECTIONS REQUIRED. TESTS AND INSPECTIONS NOT EXPLICITLY ASSIGNED TO OWNER ARE CONTRACTOR'S RESPONSIBILITY.	
EXECUTION: ON COMPLETION OF TESTING, REPAIR DAMAGED CONSTRUCTION AND RESTORE SUBSTRATES AND FINISHES.	
01 5000	TEMPORARY FACILITIES AND CONTROLS
SUMMARY: REQUIREMENTS FOR TEMPORARY UTILITIES, SUPPORT FACILITIES, AND SECURITY AND PROTECTION FACILITIES. COST OF TEMPORARY FACILITIES SHALL BE INCLUDED IN THE CONTRACT SUM.	
PRODUCTS: PROVIDE TEMPORARY BARRICADES AS NECESSARY TO ENSURE PROTECTION OF THE PUBLIC. PROVIDE ENCLOSURES FOR TEMPORARY PARTITIONS OR FOR DUST CONTROL. PROVIDE COMMON-USE FIELD OFFICE FOR USE OF CONSTRUCTION PERSONNEL. PROVIDE DESKS, CHAIRS, TELEPHONE AND FAX MACHINES. HEATING AND AIR CONDITIONING AS REQUIRED TO MAINTAIN INDOOR TEMPERATURE OF 72 DEG. F. PROVIDE STORAGE SHEDS AS NECESSARY FOR MATERIALS AND EQUIPMENT FOR CONSTRUCTION OPERATIONS. PROVIDE FIRE EXTINGUISHERS IN WORK AREAS DURING CONSTRUCTION.	

EXECUTION: LOCATE FACILITIES WHERE THEY WILL SERVE PROJECT ADEQUATELY AND RESULT IN MINIMUM INTERFERENCE WITH PERFORMANCE OF THE WORK. ARRANGE WITH UTILITY COMPANY FOR INSTALLING TEMPORARY SERVICE. REMOVE EACH TEMPORARY FACILITY WHEN NEED FOR ITS SERVICE HAS ENDED.	
01 6000	PRODUCT REQUIREMENTS
SUMMARY: ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS FOR SELECTION OF PRODUCTS FOR USE IN THE PROJECT. STORAGE AND HANDLING, WARRANTIES, PRODUCT SUBSTITUTIONS AND COMPARABLE PRODUCTS.	
SUBMITTALS: SUBMIT WITHIN 10 DAYS A LIST SHOWING SPECIFIED PRODUCTS. INCLUDE A WRITTEN EXPLANATION FOR OMISSIONS. SUBMIT THREE COPIES OF EACH REQUEST FOR CONSIDERATION OF SUBSTITUTION. INDICATE WHY SPECIFIED MATERIAL CANNOT BE PROVIDED, EFFECT ON CONSTRUCTION SCHEDULE AND TIME, AND COST INFORMATION OF ANY CHANGE IN CONTRACT SUM. ARCHITECT WILL REPLY WITHIN 15 DAYS OF ACCEPTANCE, REJECTION OR REQUEST FOR ADDITIONAL INFORMATION. DELIVER, STORE AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND/OR LOSS, INCLUDING THEFT. WARRANTIES SPECIFIED IN OTHER SECTIONS SHALL BE IN ADDITION, OR RUN CONCURRENTLY, WITH WARRANTIES REQUIRED BY THE CONTRACT DOCUMENTS MANUFACTURER'S DISCLAIMERS AND LIMITATIONS ON PRODUCT WARRANTIES DO NOT RELIEVE CONTRACTOR OF OBLIGATIONS UNDER REQUIREMENTS OF THE CONTRACT DOCUMENTS.	
PRODUCTS: PROVIDE PRODUCTS THAT COMPLY WITH CONTRACT DOCUMENTS. WHERE SPECIFICATIONS NAME A SINGLE PRODUCT, PROVIDE THAT NAMED PRODUCT. WHERE SPECIFICATIONS LIST A RANGE OF PRODUCTS, PROVIDE ONE OF THE PRODUCTS LISTED. WHERE SPECIFICATIONS INCLUDE THE PHRASE "STANDARD RANGE OF COLORS, PATTERNS, TEXTURES OR SIMILAR PHRASE, ARCHITECT WILL SELECT FROM MANUFACTURER'S PRODUCT LINE THAT DOES NOT INCLUDE PREMIUM ITEMS.	
EXECUTION: NOT USED.	
01 7000	EXECUTION AND CLOSEOUT REQUIREMENTS
SUMMARY: CUTTING AND PATCHING WORK TO PROPERLY COMPLETE THE PROJECT. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL. PATCH WITH MATERIALS AND METHODS TO PRODUCE PATCH WHICH IS NOT VISIBLE FROM A DISTANCE OF FIVE FEET. PROVIDE TEMPORARY PROTECTION FOR ADJACENT CONSTRUCTION.	
SUBMITTALS: SUBMIT QUALIFICATION DATA FOR ENGINEERS REQUIRED.	
PRODUCTS: NOT USED.	
EXECUTION: EXISTENCE AND LOCATION OF SITE IMPROVEMENTS, UTILITIES AND OTHER CONSTRUCTION INDICATED ARE NOT GUARANTEED. BEFORE BEGINNING WORK, INVESTIGATE AND VARY EXISTENCE OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. INSTALL PRODUCTS AT THE TIME AND UNDER CONDITIONS THAT WILL ENSURE THE BEST POSSIBLE RESULTS. CLEAN AREAS WHERE WORK IS IN PROGRESS TO THE LEVEL OF CLEANLNESS NECESSARY FOR PROPER EXECUTION OF THE WORK. START EQUIPMENT AND OPERATING COMPONENTS TO CONFIRM PROPER OPERATION. TEST AND ADJUST EQUIPMENT FOR PROPER OPERATION.	
01 7800	CLOSEOUT PROCEDURES
SUMMARY: ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS FOR INSPECTION PROCEDURES, WARRANTIES AND FINAL CLEANING.	
SUBMITTALS: PREPARE PUNCH LIST FOR REMAINING WORK FOR REVIEW BY ARCHITECT. SUBMIT OPERATING AND MAINTENANCE MANUALS. OBTAIN AND SUBMIT COPY OF OCCUPANCY PERMIT. TRAIN OWNER'S PERSONNEL IN USE OF BUILDING SYSTEMS. SUBMIT RECORD DRAWINGS AND SPECIFICATIONS OF ACTUAL INSTALLATION WHICH VARIES FROM DOCUMENTS SHOWN.	
PRODUCTS: PROVIDE FINAL CLEANING USING AGENTS RECOMMENDED BY MANUFACTURER OR FABRICATOR. CLEAN PROJECT SITE, GROUNDS AND OTHER AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.	
EXECUTION: REMOVE ANY TEMPORARY FACILITIES AND TOUCH-UP AS REQUIRED. RESTORE PORTIONS OF BUILDING, SITE OR OTHER ITEMS DAMAGED BY CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.	
DIVISION 02    EXISTING REQUIREMENTS	
02 4100	DEMOLITION
SUMMARY: PROVIDE SELECTIVE DEMOLITION OF INTERIOR PORTIONS OF BUILDING AND SYSTEMS AS REQUIRED FOR INSTALLATION OF NEW WORK. REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS. PROVIDE DEMOLITION OF BELOW GRADE FOUNDATIONS AND SITE IMPROVEMENTS WHICH COULD INTERFERE WITH NEW CONSTRUCTION.	

SUBMITTALS: SUBMIT DEMOLITION SCHEDULE, INCLUDING METHODS FOR PROTECTING ADJACENT WORK AND LOCATION OF TEMPORARY PARTITIONS, IF REQUIRED. HISTORIC ITEMS OR OTHER ITEMS OF INTEREST TO OWNER SHALL BE CAREFULLY REMOVED AND DELIVERED TO THE OWNER.	
PRODUCTS: NOT USED.	
DEMOLITION: PERFORM DEMOLITION OPERATIONS BY METHODS WHICH DO NOT ENDANGER ADJACENT SPACES, STRUCTURES OR THE PUBLIC. PROVIDE POLLUTION CONTROL DURING DEMOLITION OPERATIONS. PROVIDE REMOVAL AND LEGAL DISPOSAL OF MATERIALS NO LONGER REQUIRED. DO NOT BURN DEMOLISHED MATERIALS AT THE SITE.	
DIVISION 06    WOOD, PLASTICS & COMPOSITES	
06 1000	ROUGH CARPENTRY
SUMMARY: PROVIDE ROUGH CARPENTRY ITEMS FOR WOOD FURRING, GROUNDS AND BLOCKING AS REQUIRED.	
SUBMITTALS: SUBMIT PRODUCT DATA.	
PRODUCTS: LUMBER SHALL COMPLY WITH PS 20, AMERICAN SOFTWOOD LUMBER STANDARD AND INSPECTION AGENCY GRADE STAMPS. PLYWOOD SHALL COMPLY WITH PS 1, U.S. PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD; APA PRP-108. PRESERVATIVE TREATMENT SHALL COMPLY WITH AWPA C2 FOR LUMBER AND AWPA C3 FOR PLYWOOD WATERBORNE PRESSURE TREATMENT. FIRE RETARDANT TREATED MATERIAL SHALL COMPLY WITH AWPA C20 AND C27 FOR PLYWOOD. DIMENSION LUMBER SHALL BE STUD, NO. 3 OR STANDARD GRADE.	
EXECUTION: PROVIDE NAILERS, BLOCKING AND GROUNDS WHERE REQUIRED. SET WORK PLUMB, LEVEL AND ACCURATELY CUT. COMPLY WITH MANUFACTURER'S REQUIREMENTS FOR TREATED MATERIALS.	
06 4000	ARCHITECTURAL WOODWORK
SUMMARY: PROVIDE INTERIOR ARCHITECTURAL WOODWORK FOR CASEWORK AND COUNTERTOPS, WOOD PANELING, WOOD TRIM AND REFINISHING OF EXISTING WOODWORK.	
SUBMITTALS: SUBMIT PRODUCT DATA, SHOP DRAWINGS AND MOCK-UP OF EACH TYPE. PROVIDE COLOR SAMPLES OF PLASTIC LAMINATE FOR APPROVAL.	
PRODUCTS: COMPLY WITH AWI "ARCHITECTURAL WOODWORK STANDARDS." PLASTIC LAMINATE CLAD CASEWORK SHALL BE CUSTOM GRADE WITH FLUSH OVERLAY STYLE FACE. DRAWERS SHALL HAVE DOVETAIL CONSTRUCTION, FULL EXTENSION SIDE MOUNTED DRAWER SLIDES, POLISHED CHROME FINISH PULLS. SHELF SUPPORTS SHALL BE SIDE MOUNTED USING RECESSED SHELF STANDARDS OR MULTIPLE HOLES FOR PIN SUPPORTS. PROVIDE MAGNETIC CATCHES AND EUROPEAN STYLE CONCEALED SELF-CLOSING HINGES. HIGH PRESSURE LAMINATE (HPDL) SHALL BE 0.048 INCH FOR HORIZONTAL SURFACES, 0.028 INCH FOR VERTICAL SURFACES AND 0.020 INCH LAMINATE BACKER AS REQUIRED. PROVIDE SCREWS, NAILS OR ANCHORS FOR PROPER INSTALLATION.	
EXECUTION: COMPLY WITH STANDARDS REFERENCED. PROVIDE TRIM FOR SCRIBING AND SITE CUTTING. INSTALL WORK PLUMB, LEVEL AND IN PROPER ALIGNME PROVIDE WORK FREE FROM TOOL MARKS AND BLEMISHES. INSTALL IN LENGTHS TO MINIMIZE JOINTS AND SEAMS. SECURELY FASTEN TO SUBSTRATES.	
DIVISION 08    OPENINGS	
08 3100	ACCESS DOORS & PANELS
SUMMARY: PROVIDE ACCESS DOORS FOR WALLS AND CEILINGS. PRODUCTS: FRAMES SHALL BE 16 GAUGE SHEET STEEL WITH FLANGE SUITABLE FOR ADJACENT MATERIAL. DOORS SHALL BE 14 GAUGE SHEET STEEL, FLUSH WITH CYLINDER LOCK. PROVIDE FIRE RATING WHEN REQUIRED AND PROVIDE FACTORY PRIME FINISH FOR FIELD FINISHING.	
SUBMITTALS: SUBMIT PRODUCT DATA.	
PRODUCTS: FRAMES SHALL BE 16 GAUGE SHEET STEEL WITH FLANGE SUITABLE FOR ADJACENT MATERIAL. DOORS SHALL BE 14 GAUGE SHEET STEEL, FLUSH WITH CYLINDER LOCK AND SPRING LOADED HINGES. PROVIDE FIRE RATING WHEN REQUIRED AND PROVIDE FACTORY PRIME FINISH FOR FIELD FINISHING.	
EXECUTION: COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL DOORS AND FRAMES FLUSH WITH ADJACENT MATERIAL OR RECESSED TO RECEIVE FINISH MATERIAL. ADJUST DOORS FOR PROPER OPERATION.	

08 7100	DOOR HARDWARE
SUMMARY: REUSE EXISTING DOOR HARDWARE WHEN POSSIBLE. PROVIDE HARDWARE FOR EXTERIOR AND INTERIOR DOORS IF EXISTING HARDWARE IS DOES NOT FUCTION PROPERLY. COMPLY WITH CODE AND ACCESSIBILITY REQUIREMENTS.	
SUBMITTALS: SUBMIT PRODUCT DATA, SAMPLES, HARDWARE SCHEDULE AND MAINTENANCE DATA. PROVIDE A DHI HARDWARE CONSULTANT TO REVIEW SELECTION AND INSTALLATION. SUBMIT 5-YEAR WARRANTY FOR CLOSERS.	
PRODUCTS: PROVIDE COMMERCIAL LEVEL QUALITY HARDWARE. BUTTS SHALL BE PRIME FINISH; PROVIDE 1 1/2 SETS FOR DOORS UP TO 7'-6" AND 2 SETS FOR TALLER DOORS. LOCKSETS AND LATCHSETS SHALL BE MORTISE AND/OR CYLINDER TYPE WITH LEVER DESIGN AND FINISH AS SELECTED. KEY TO OWNER'S REQUIREMENTS. CLOSERS SHALL FULLY HYDRAULIC, FULL RACK AND PINION ACTION WITH 1 1/2 INCH DIAMETER PISTON. PROVIDE SURFACE MOUNTED OR CONCEALED AS SCHEDULED. EXIT DEVICES SHALL BE TOUCHPAD TYPE IN FINISH TO MATCH BALANCE OF DOOR HARDWARE. DEVICES SHALL BE UL LISTED. PROVIDE PUSH/PULL PLATES, KICK PLATES, STOPS, SILENCERS, THRESHOLDS AND WEATHERSTRIPPING AS REQUIRED. PROVIDE 3 CHANGE KEYS PER LOCK AND KEY CONTROL CABINET FOR NUMBER OF LOCKS PLUS 10%.	
EXECUTION: COMPLY WITH DHI RECOMMENDED LOCATIONS AND ADJUST EACH OPERATING ITEM TO ENSURE PROPER OPERATION.	
08 8000	GLAZING
SUMMARY: PROVIDE GLASS AND GLAZING FOR UNITS NOT FACTORY GLAZED. INSULATED GLASS SHALL HAVE VISTEON GRAY 2000 AS BASIS OF DESIGN.	
SUBMITTALS: SUBMIT PRODUCT DATA, SAMPLES, SHOP DRAWINGS, WARRANTY AND MAINTENANCE DATA. PROVIDE SIMILAR REQUIREMENTS FOR MIRRORS WITH 5-YEAR WARRANTY.	
PRODUCTS: PRIMARY GLASS SHALL BE ASTM C1036, TYPE I, CLEAR, FLOAT AND/OR TINTED FLOAT AS SCHEDULED. HEAT TREATED PRODUCTS SHALL BE ASTM C1048, TYPE I, HEAT-STRENGTHENED, TEMPERED COATED. LAMINATED GLASS SHALL ASTM C1172 WITH POLYVINYL BUTYRAL INTERLAYER. FACTORY SEALED INSULATING UNITS SHALL COMPLY WITH ASTM E 774, CLASS A, 1 INCH THICK. HIGH PERFORMANCE COATINGS SHALL BE LOW-E TYPE. GLAZING SHALL HAVE ELASTOMERIC SEALANT GLAZING WITH SETTING BLOCKS, SPACERS AND COMPRESSIBLE FILLER RODS AS REQUIRED. MIRRORS SHALL BE 6 MM ANNEALED MONOLITHIC GLASS WITH SILVERING AND PROTECTIVE COATING. PERFORMANCE COATINGS SHALL BE LOW-E TYPE. GLAZING SHALL HAVE ELASTOMERIC SEALANT GLAZING WITH SETTING BLOCKS, SPACERS AND COMPRESSIBLE FILLER RODS AS REQUIRED. MIRRORS SHALL BE 6 MM ANNEALED MONOLITHIC GLASS WITH SILVERING AND PROTECTIVE COATING.	
EXECUTION: COMPLY WITH FGMA GLAZING MANUAL AND MANUFACTURER'S RECOMMENDATIONS. PROTECT GLASS EDGES FROM DAMAGE. INSTALL SETTING BLOCKS AND SPACERS AS REQUIRED. INSTALL COMPRESSION GASKETS BETWEEN GLASS AND FRAME SO IT IS SECURELY IN PLACE WITH JOINTS MITER CUT AND BONDED TOGETHER AT CORNERS FOR A WEATHERTIGHT SEAL. SET MIRRORS ON STAINLESS STEEL CHANNELS AND ADHERE TO WALL WITH MASTIC.	
DIVISION 09    FINISHES	
09 2116	GYP SUM BOARD ASSEMBLIES
SUMMARY: GYP SUM WALLBOARD AS FINISH FOR INTERIOR WALLS AND CEILINGS AND SHAFT WALLS WITH TAPE AND JOINT COMPOUND FINISH. INSTALL CEMENTITIOUS BACKER UNITS AS BASE FOR TILE. GYP SUM BOARD SCREW ATTACHED TO NON-LOAD BEARING GALVANIZED FRAMING AND FURRING. PROVIDE SHAFT WALL ASSEMBLIES FOR ELEVATORS AND CHASE ENCLOSURES.	
SUBMITTALS: SUBMIT PRODUCT DATA ON MATERIAL AND ACCESSORIES.	
PRODUCTS: WALLBOARD ASTM C 36, 5/8 INCH THICK. CEMENTITIOUS BACKER UNITS, ANSI A 118.9, CEMENT-COATED PORTLAND CEMENT PANELS. JOINT TREATMENT SHALL BE ASTM C 1178, 3-COAT SYSTEM. TRIM ACCESSORIES SHALL BE METAL CORNERBEAD, EDGE TRIM AND CONTROL JOINTS. STEEL STUDS SHALL BE ASTM C 645, 22 GAUGE, "C" SHAPED SET IN RUNNERS TO MATCH SPACED AT 16" O.C. SEE DRAWINGS FOR DEPTH. STEEL FRAMING FOR SUSPENDED AND FURRED CEILINGS SHALL USE 25 GAUGE STANDARD CHANNELS. SHAFT WALL, ASTM C 1396, 1 INCH THICK, SQUARE WITH TONGUE AND GROOVE EDGES. AUXILIARY MATERIALS SHALL INCLUDE GYP SUM BOARD SCREWS AND SOUND ATTENUATION BLANKETS WHERE SCHEDULED. INSTALL SUPPLEMENTARY FRAMING FOR SHAFT WALLS AS REQUIRED FOR BLOCKING, BRACING AND SUPPORT OF LOADS OF FIXTURES, HANDRAILS, AND EQUIPMENTS.	
EXECUTION: INSTALL WALLBOARD ACROSS FRAMING WITH JOINTS ONLY OVER FRAMING MEMBERS. APPLY TO CEILING BEFORE WALL APPLICATION. DO NOT ALLOW BUTT-TO-BUTT JOINTS. PROVIDE BLOCKING FOR SUCH ITEMS AS RAILINGS, GRAB BARS, CASEWORK, TOILET ACCESSORIES AND SIMILAR ITEMS. PROVIDE ACOUSTICAL SEALANT AT RUNNER TRACKS, WALL PERIMETERS, OPENINGS AND CONTROL JOINTS AND WHERE SHAFT WALLS ABUT OTHER WORK. INSTALL GYP SUM BOARD ASSEMBLIES TRUE, PLUMB, LEVEL AND IN PROPER RELATION TO ADJACENT SURFACES. PROVIDE 3-COAT JOINT TREATMENT TO LEVEL 4 FINISH UNLESS SPECIFICALLY SHOWN OTHERWISE.	

09 3000	TILING
SUMMARY: CERAMIC, QUARRY AND PORCELAIN TILE FOR FLOORS, CEILINGS, SHOWERS AND COUNTERS OVER CEMENTITIOUS TILE BACKER BOARD INSTALLED UNDER GYP SUM BOARD SECTION. WHERE COLOR VARIATIONS OCCUR, BLEND TILE AND PACKAGE AT FACTORY.	
SUBMITTALS: SUBMIT PRODUCT DATA, CERTIFICATES AND SAMPLES OF EACH TYPE. PRODUCTS: UNGLAZED CERAMIC MOSAIC TILE TO SIZES SHOWN ON DRAWINGS WITH PLAIN FACE AND CUSHION EDGES. GLAZED WALL TILE WITH PLAIN FACE AND MODIFIED SQUARE EDGE. UNGLAZED QUARRY TILE SHALL BE ABRASIVE EDGED FLAT TILE, 3/8 INCH THICKNESS WITH PLAIN FACE. SETTING MATERIALS SHALL BE THIN-SET ORGANIC ADHESIVE. GROUT SHALL BE COMMERCIAL LATEX PORTLAND CEMENT GROUT. ASTM A118.6.	
EXECUTION: COMPLY WITH ANSI INSTALLATION STANDARDS FOR MATERIALS SHOWN. LAYOUT TILE IN PATTERN INDICATED WITH UNIFORM JOINT WIDTHS IN ACCORDANCE WITH TCA HANDBOOK METHOD F 113 FOR FLOORS AND W244 FOR WALLS. LAY OUT TILE BY CENTERING IN BOTH DIRECTIONS OF SPACE OR WALL. PERFORM CUTTING AND DRILLING WITHOUT MARRING VISIBLE SURFACES. ALIGN JOINTS IN FLOOR, BASE AND WALLS. VERIFY THAT FLOORS ARE SMOOTH AND FLAT BEFORE BEGINNING. MAKE TILE JOINTS WATERTIGHT, WITHOUT VOIDS, CRACKS OR EXCESS MORTAR. USE MILDEW-RESISTANT SILICONE SEALANT FOR TILE JOINTS. UPON COMPLETION, CLEAN RESIDUE FROM TILE FACE AS SOON AS POSSIBLE. WITH CLEANER RECOMMENDED BY TILE MANUFACTURER.	
09 5100	ACOUSTICAL CEILINGS
SUMMARY: ACOUSTICAL LAY-IN CEILINGS AND METAL SUSPENSION SYSTEM.	
SUBMITTALS: SUBMIT PRODUCT DATA AND SAMPLES FOR APPROVAL.	
PRODUCTS: MINERAL FIBER TILE THAT COMPLY WITH ASTM E1264, 24"x24"x3/4", WHITE, WITH FISSURED FACE AND TEGULAR EDGE. SUSPENSION SYSTEM SHALL BE STANDARD, EXPOSED GRID, 15/16" WIDTH, INTERMEDIATE DUTY AND WHITE PAINTED FINISH. PROVIDE PERIMETER EDGE MOLDING TO MATCH. PROVIDE GALVANIZED WIRE HANGERS, BRACES AND TIES.	
EXECUTION: INSTALL TO COMPLY WITH ASTM C636. RIGIDLY SECURE SUSPENSION SYSTEM. HANG SYSTEM INDEPENDENT OF WALLS, COLUMNS, DUCTS, ETC. LAYOUT CEILING TO AVOID LESS THAN HALF PANEL UNITS. FIT ACOUSTICAL UNITS IN PLACE, FREE OF DAMAGED UNITS AND PATTERN PARALLEL TO LONGEST ROOM AXIS.	
09 9100	PAINTING
SUMMARY: PAINTING AND SURFACE PAINTING FOR EXTERIOR AND INTERIOR UNFINISHED SURFACES AS SCHEDULED. REMAINING EXISTING DOORS TO BE PAINTED U.N.O. PROVIDE PRODUCT DATA AND SAMPLES OF EACH TYPE OF PAINT USED. FOLLOW MANUFACTURER'S RECOMMENDED PROCEDURES FOR BEST RESULTS. DO NOT APPLY MATERIALS WHEN SURFACE AND AMBIENT TEMPERATURES ARE OUTSIDE THE RANGES REQUIRED BY THE PAINT MANUFACTURER. ALL MATERIAL SHALL BE READY-MIXED AND USED WITHOUT THINNING OR DILUTING.	
SUBMITTALS: SUBMIT PRODUCT DATA AND COLOR SAMPLES FOR VERIFICATION. APPLY MOCK-UP TO VERIFY SELECTIONS.	
PRODUCTS: PROVIDE FIRST-LINE COMMERCIAL PRODUCTS, SHERWIN-WILLIAMS OR EQUAL, FOR ALL COATING SYSTEMS. CONCRETE/MASONRY SHALL HAVE ONE COAT OF FILLER AND TWO COATS OF FLAT ALKYD ENAMEL. FERROUS METALS SHALL HAVE ONE COAT OF LATEX PRIMER AND TWO COATS OF LATEX ENAMEL. GALVANIZED METAL SHALL HAVE ONE COAT OF GALVANIZE PRIMER AND TWO COATS OF LATEX ENAMEL. GYP SUM DRYWALL SHALL HAVE ONE COAT OF LATEX PRIMER AND TWO COATS OF SATIN LATEX FINISH. WOOD FOR PAINTED FINISH SHALL HAVE ONE COAT ALKYD ENAMEL UNDERCOAT AND TWO COATS SEMI GLOSS ALKYD ENAMEL. STAINED WOOD SHALL HAVE ONE COAT WATER BASE WOOD STAIN, ONE COAT BAASE SEALER AND TWO COATS WATER BASE VARNISH.	
EXECUTION: CLEAN SURFACES THOROUGHLY AND CORRECT DEFECTS PRIOR TO COATING APPLICATION. TINT EACH UNDERCOAT A LIGHTER SHADE TO FACILITATE IDENTIFICATION OF EACH COAT. APPLY PAINTS TO PRODUCE SURFACE FILMS WITHOUT CLOUDINESS, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS OR OTHER SURFACE IMPERFECTIONS. PAINTED CONCRETE AND MASONRY SHALL HAVE DIRT AND OTHER FOREIGN MATTER REMOVED WITH TRI-SODIUM PHOSPHATE. PAINTED GYP SUM SHALL HAVE MINOR DEFECTS CORRECTED WITH FILLER COMPOUND. GALVANIZED SURFACES SHALL HAVE APPLIED A COAT OF ETCHING PRIMER. SHOP-PRIMED SURFACES SHALL HAVE LOOSE PRIMER AND RUST REMOVED. PRIME BARE STEEL SURFACES. WOOD SURFACES SHALL BE WIPED CLEAN AND KNOTS, PITCH STREAKS AND SAPPY SECTIONS SEALED. FILL NAILHOLES AND SAND LIGHTLY BETWEEN COATS. METAL DOORS SHALL HAVE TOP AND BOTTOM EDGE SURFACES PAINTED. APPLY COATS TO DRY BEFORE NEXT COAT IS APPLIED. RE-INSTALL ELECTRICAL COVER PLATES, HARDWARE, LIGHT FIXTURES, ETC. REMOVED PRIOR TO FINISHING.	

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PROJECT TITLE		
<div>WORKPLACENL WASHROOMS</div> <div>148 FOREST ROAD, ST. JOHN'S, NL, A1A 1E6</div>		
<div>A PROJECT FOR</div> <div>WORKPLACE NL</div>		
GENERAL NOTES		
△	DATE	REVISION
1	2019-07-30	Issue for Client Review
2	2019-10-23	Phase 2- For Approvals
3	2019-11-15	Issued for Tender
PROJECT NO: 193036		
DRAWN BY: PBA		
CHECKED BY: PJ		
SHEET TITLE		
SHEET SPECIFICATIONS		
SEAL		SHEET NUMBER
<div><div>NEWFOUNDLAND AND LABRADOR REGISTERED MEMBER <i>PJ</i> Peter Jackson, NLAA Expires Dec 31, 2019 Date: 11-15-2019 ASSOCIATION OF ARCHITECTS</div></div>		G006

SPECIFICATIONS

DIVISION 10 SPECIALTIES

10 1400 SIGNAGE

SUMMARY:  
INTERIOR DOOR AND ROOM SIGNS TO COMPLY WITH CSA AND APPLICABLE CODES.

SUBMITTALS:  
SUBMIT PRODUCT DATA AND SAMPLES FOR APPROVAL.

PRODUCTS:  
ACRYLIC PLASTIC PANEL WITH TEXT IN CONTRASTING COLOR, 3 INCHES HIGH. USE HELVETICA FONT. PROVIDE GRAPHICS FOR TOILET ROOMS AND OTHER PUBLIC SPACES. SIGNS SHALL COMPLY WITH ADA REQUIREMENTS FOR SIZE AND PLACEMENT.

EXECUTION:  
INSTALL SIGNS USING PERMANENT TAPE ADHESIVE. COMPLY WITH MANUFACTURER'S INSTRUCTIONS.

10 4400 FIRE PROTECTION SPECIALTIES

SUMMARY:  
FIRE EXTINGUISHERS AND CABINETS TO COMPLY WITH CODE REQUIREMENTS.

SUBMITTALS:  
SUBMIT PRODUCT DATA.

PRODUCTS:  
COMPLY WITH NFPA 10 AND UL RATED. DRY CHEMICAL TYPE FIRE EXTINGUISHERS, CLASS A, B, C, SIZE 10 PAINTED RED COLOR. CABINETS SHALL BE RECESSED TRIMLESS TYPE. DOOR GLAZING SHALL BE CLEAR GLASS WITH "FIRE EXTINGUISHER" ON THE FACE. CABINET INTERIOR SHALL BE WHITE ENAMEL; EXTERIOR SHALL BE FIELD FINISHED.

EXECUTION:  
INSTALL WHERE REQUIRED BY CODE. SECURE RIGIDLY IN PLACE AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

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PROJECT TITLE

WORKPLACENL  
WASHROOMS

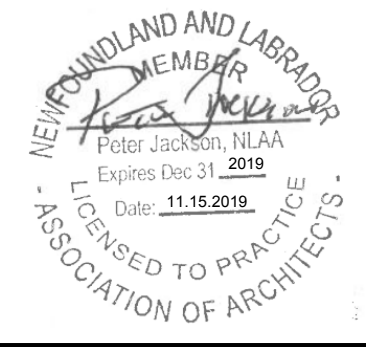
148 FOREST ROAD,  
ST. JOHN'S, NL, A1A 1E6

A PROJECT FOR  
WORKPLACE NL

GENERAL NOTES

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SHEET SPECIFICATIONS	

SEAL	SHEET NUMBER
	G007

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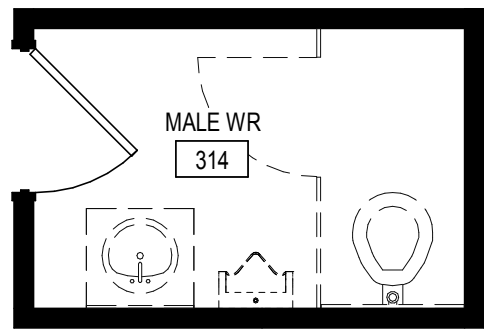
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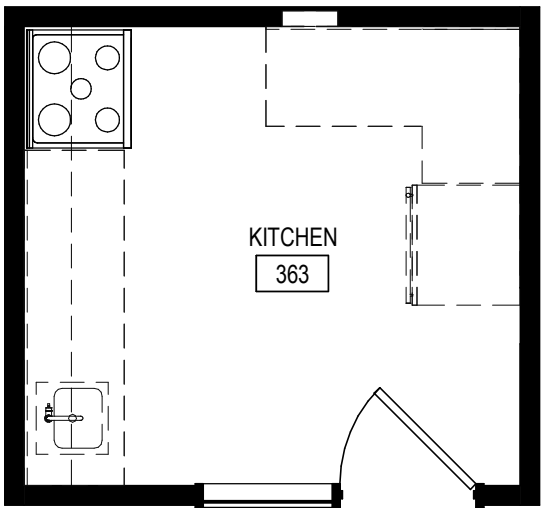
A4

LEVEL 03 MALE HEALTHCARE WR- DEMO  
SCALE: 1/4" = 1'-0"



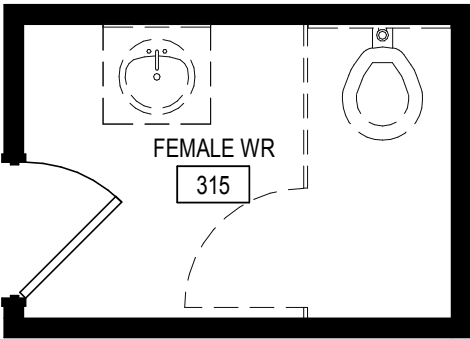
A3

LEVEL 03 KITCHENETTE WITH STOVE- DEMO  
SCALE: 1/4" = 1'-0"



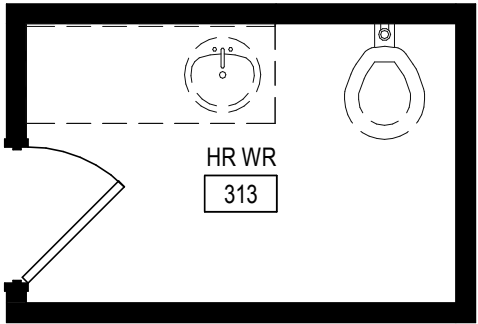
B3

LEVEL 03 FEMALE HEALTHCARE WR- DEMO  
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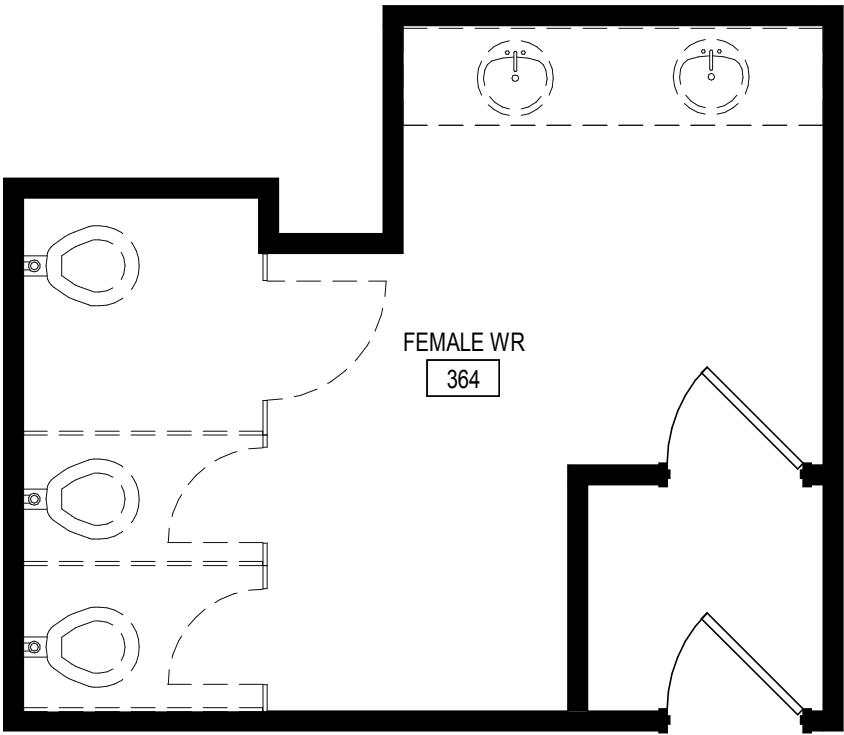
A2

LEVEL 03 HR WR- DEMO  
SCALE: 1/4" = 1'-0"



B2

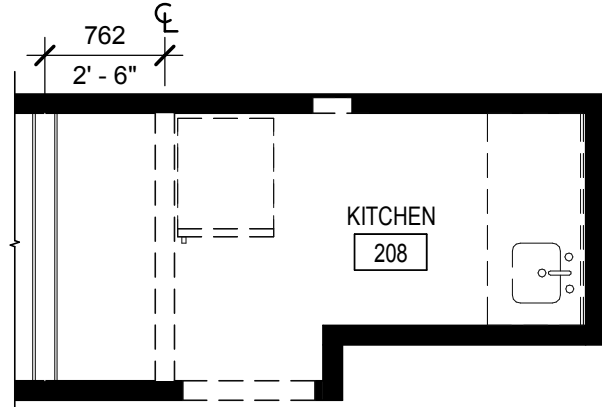
LEVEL 03 WOMANS WR-DEMO  
SCALE: 1/4" = 1'-0"



A1

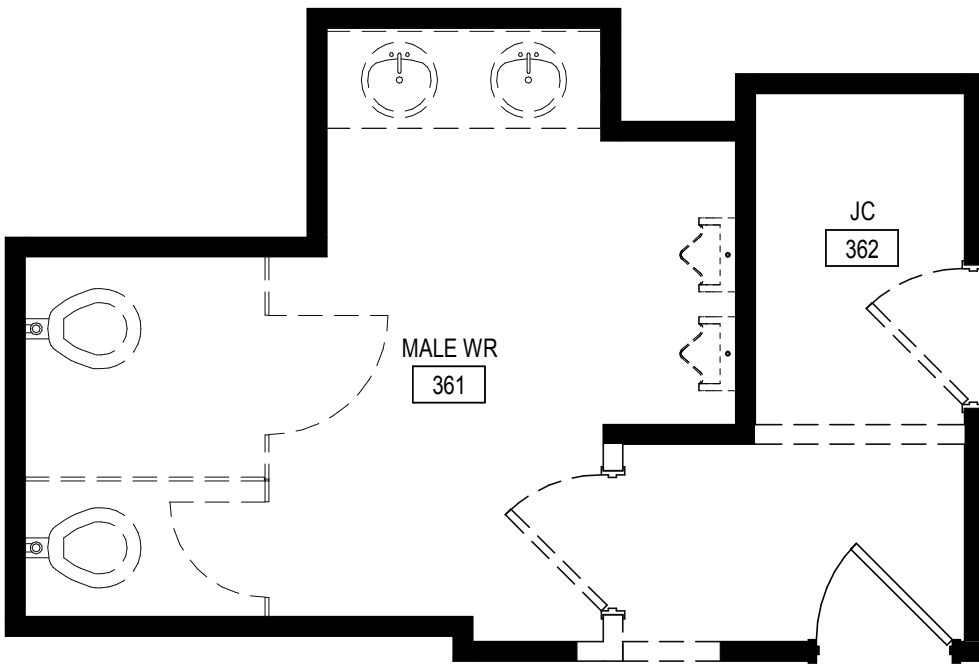
LEVEL 03 HR KITCHENETTE- DEMO  
SCALE: 1/4" = 1'-0"

NOTE: DEMOLISH EXISTING WALL. NEW WALL TO BE PLACED 2'-6" BACK.  
EXISTING DOOR FRAME TO BE REMOVED



B1

LEVEL 03 MALE WR & JANITORS CLOSET- DEMO  
SCALE: 1/4" = 1'-0"



#### ARCHITECTURAL DEMOLITION NOTES

- THE INTENT OF THE DEMOLITION DRAWINGS IS TO PROVIDE A GUIDE FOR DEMOLITION WORK IN THE AREA OF WORK. GENERAL CONTRACTOR SHALL PROCEED WITH CAUTION AND INVESTIGATE EXISTING CONDITIONS THOROUGHLY BEFORE PROCEEDING WITH ANY WORK.
- IF THE DEMOLITION WORK REVEALS CONDITIONS THAT CONFLICT WITH THE PROPOSED NEW WORK, THE GENERAL CONTRACTOR SHALL IMMEDIATELY BRING SUCH MATTERS TO THE ARCHITECT'S/INTERIOR DESIGNER'S ATTENTION FOR RESOLUTION BEFORE PROCEEDING WITH NEW WORK.
- GENERAL CONTRACTOR IS TO PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. ANY DAMAGE TO EXISTING ITEMS TO BE REPAIRED AT NO ADDITIONAL COST TO THE TENANT TO LIKE NEW CONDITION. IN ALL AREAS WITH NEW MATERIALS, PARTITIONS, OR PRODUCTS ARE INSTALLED, THE GENERAL CONTRACTOR SHALL PATCH AND FINISH WALLS, FLOORS, CEILINGS, AND AFFECTED AREAS AS REQUIRED.
- REMOVE WALLS SHOWN AS DASHED (TYP.)
- ALL EXISTING FINISHED WITHIN AREA OF WORK TO BE REMOVED AS PER MANUFACTURER'S RECOMMENDATIONS. EXISTING WALLS AND FLOORING TO REMAIN WHERE INDICATED SHALL BE PATCHED TO ACHIEVE A SMOOTH TRANSITION. SEE FINISH PLAN FOR NEW WORK.
- PATCH AND REPAIR ALL EXISTING EXTERIOR AND CORE WALLS FOR A 'LIKE NEW' APPEARANCE.
- ALL EXISTING EQUIPMENT, WIRING, PIPING, DUCTWORK, AND DEVICES ABOVE THE CEILING THAT ARE NOT REQUIRED FOR NEW WORK SHALL BE REMOVED BACK TO THE SOURCE.
- PATCH ALL FLOOR PENETRATIONS WITH FIRE RATED CONCRETE AS REQUIRED. PREP SLAB FOR NEW FINISHES.
- ALL DOORS, FRAMES AND ASSOCIATED HARDWARE SHOW AS DASHED ARE TO BE REMOVED, UNO. ALL DOORS, FRAMES AND HARDWARE THAT ARE IN GOOD CONDITION TO BE RETURNED TO BLDG STORAGE
- DEMOLISH ALL EXISTING WALL MOUNTED RECESSED PAPER TOWEL DISPENSERS/WASTE DISPOSALS.

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#### PROJECT TITLE

WORKPLACENL  
WASHROOMS  
148 FOREST ROAD,  
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A PROJECT FOR  
WORKPLACE NL

#### GENERAL NOTES

REFER TO SHEET G001 FOR ADDITIONAL PLAN SYMBOLS

- EXISTING MILLWORK TO REMAIN
- INDICATES MILLWORK TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

#### NOTES:

- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED TO CARRY OUT AND COMPLETE THE WORK
- CONTRACTOR MUST GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF COMPLETION
- ANY RECESSED EQUIPMENT TO BE REMOVED AND INFILL WALL TO MATCH EXISTING CONSTRUCTION.

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1	2019-07-30	Issue for Client Review
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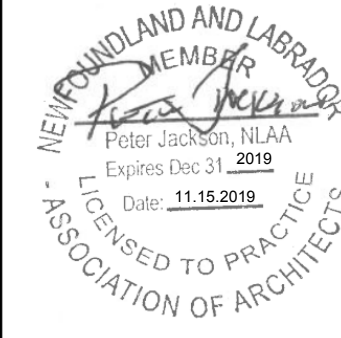
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SHEET TITLE

LEVEL 03 DEMOLITION  
PLAN

SEAL

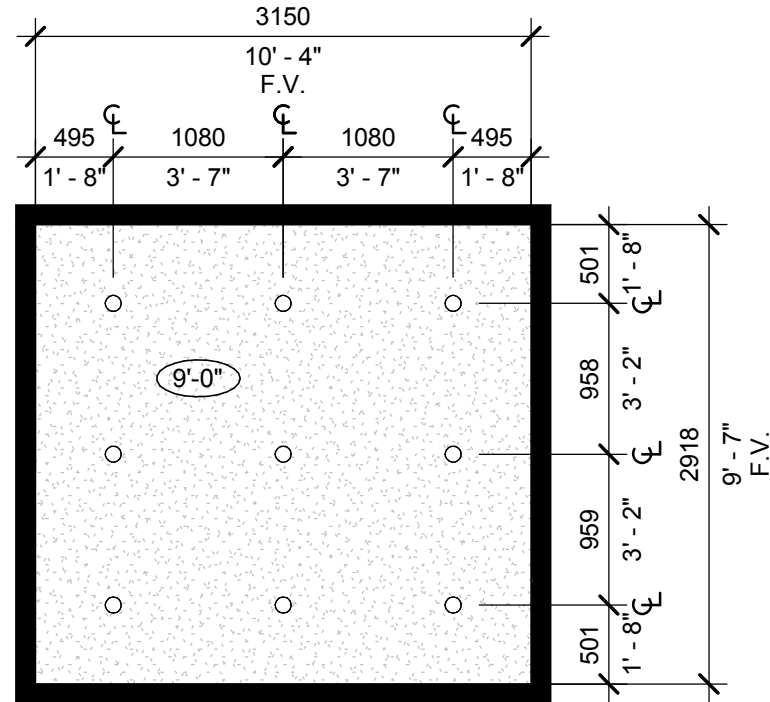
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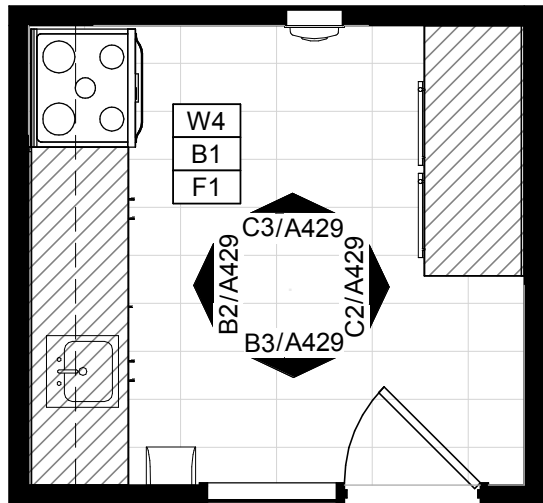
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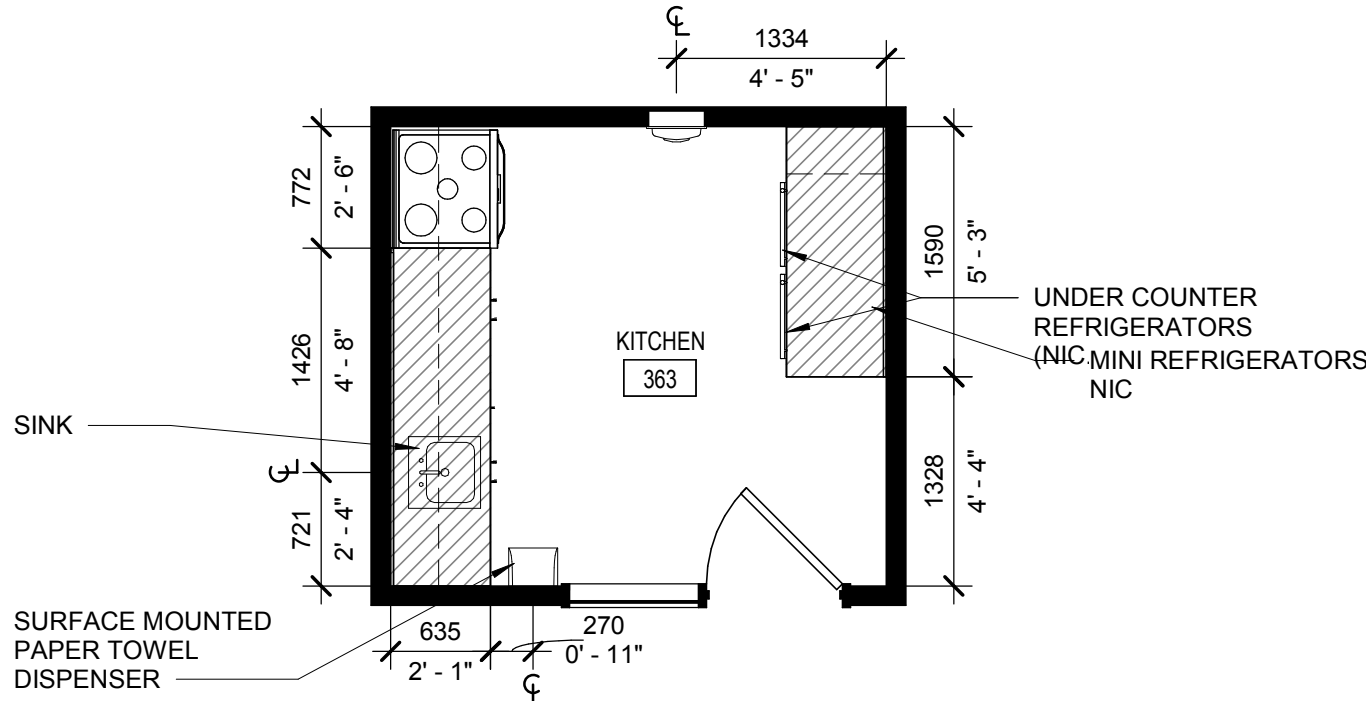
A4 LEVEL 03 KITCHENETTE- RCP  
SCALE: 1/4" = 1'-0"



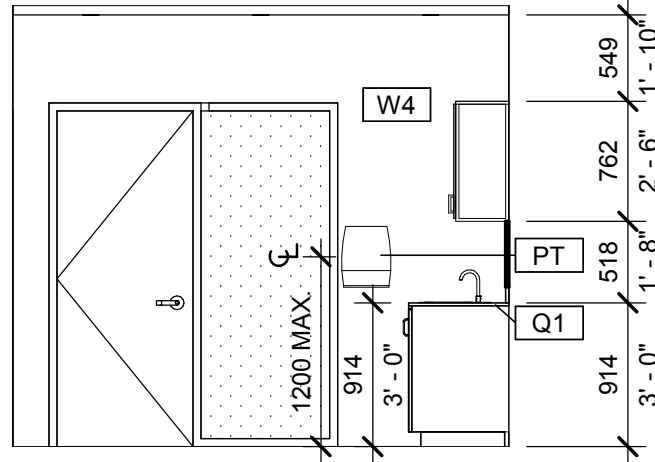
A3 LEVEL 03 KITCHENETTE WITH STOVE- FINISH  
SCALE: 1/4" = 1'-0"



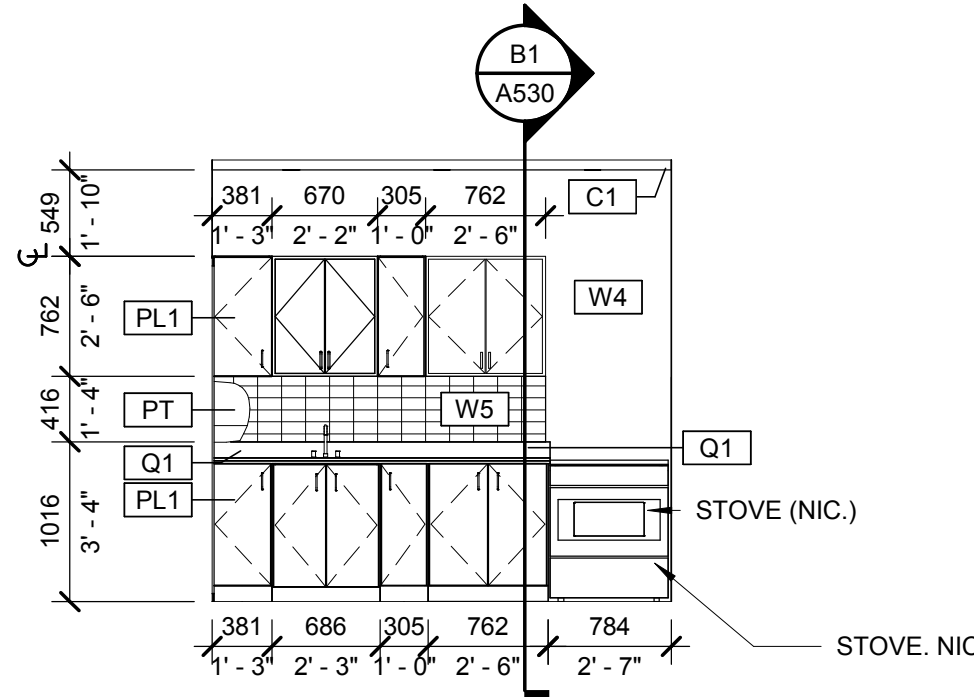
A2 LEVEL 03 KITCHENETTE WITH STOVE- PLAN  
SCALE: 1/4" = 1'-0"



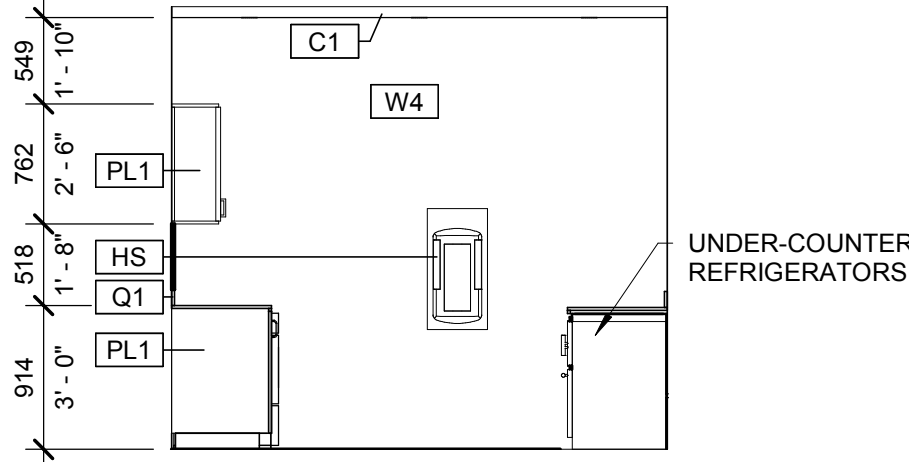
B3 LEVEL 03 KITCHENETTE WITH STOVE- SOUTH  
SCALE: 1/4" = 1'-0"



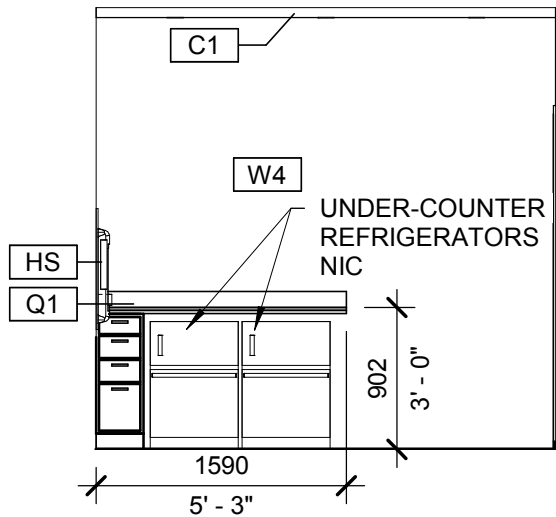
B2 LEVEL 03 KITCHENETTE WITH STOVE- WEST  
SCALE: 1/4" = 1'-0"



C3 LEVEL 03 KITCHENETTE WITH STOVE- NORTH  
SCALE: 1/4" = 1'-0"



C2 LEVEL 03 KITCHENETTE WITH STOVE- EAST  
SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN GENERAL NOTES

- GENERAL CONTRACTOR TO COORDINATE COMPATIBILITY OF ALL LIGHT FIXTURE TRIMS AND MECHANICAL DIFFUSERS AND GRILLS WITH SPECIFIED CEILING GRID. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO ORDERING OR INSTALLING LIGHTING, MEP, OR CEILING ITEMS.
- GC TO FURNISH IN QUANTITY AND TYPE ALL LIGHT FIXTURES, DIFFUSERS, GRILLES, ETC. AS SHOWN ON BOTH MECHANICAL, ELECTRICAL, AND REFLECTED CEILING PLANS. ANY OMISSION FROM ONE PLAN TO THE OTHER SHALL NOT BE CONSTRUED TO MEAN THEIR OMISSION FROM THE PROJECT.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EXIT LIGHTS, EMERGENCY LIGHTS, SMOKE DETECTORS, FIRE PULL STATIONS, AND OTHER LIFE SAFETY DEVICE INFORMATION.
- GENERAL CONTRACTOR TO VERIFY AVAILABLE CEILING PLENUM HEIGHT, INCLUDING BUT NOT LIMITED TO, ELEVATIONS OF DUCTWORK, SPRINKLER LINES, AND CONDUIT LOCATIONS. CONFIRM LIGHT FIXTURE HEIGHT WITH AVAILABLE PLENUM SPACE PRIOR TO COMMENCING CEILING FRAMING. GENERAL CONTRACTOR TO NOTIFY ARCHITECT/INTERIOR DESIGNER OF ALL LIGHT FIXTURE CONFLICTS.
- GENERAL CONTRACTOR TO OBTAIN APPROVAL FROM ARCHITECT ON LIGHTING SUBSTITUTIONS PRIOR TO BIDDING AND ORDERING.

FINISH PLAN GENERAL NOTES

- ALL FLOORING TO BE TYPE F1, UNLESS NOTED OTHERWISE.
- ALL BASE TO BE TYPE B1, UNLESS NOTED OTHERWISE.
- ALL WALLS WITHIN THE AREA OF WORK INCLUDING EXISTING WALLS, TO BE TAPED, FLOATED, AND SKIMMED FOR SMOOTH APPLICATION OF FINISHES.
- ALL WALLS TO BE PAINTED WITH (1) PRIMER COAT PLUS (2) FINISH COATS MINIMUM, UNO.
- ALL FLOORING TRANSITIONS SHALL OCCUR AT THE CENTER OF DOORWAYS, UNLESS NOTED OTHERWISE. PROVIDE TRANSITION STRIP AT CENTERLINE FOR DOORWAYS OR CASSED OPENINGS BETWEEN FLOORING TRANSITIONS.
- GENERAL CONTRACTOR TO FLOAT WALL ALL THE WAY TO FLOOR AS PREP FOR NEW BASE INSTALLATION.
- ALL GROUT LINES SHALL BE NO GREATER THAN 1/16" WIDE. GROUT ALL LOCATIONS. IF MANUFACTURER RECOMMENDS LARGER GROUT SIZE, NOTIFY ARCHITECT FOR APPROVAL PRIOR TO INSTALLING.
- GENERAL CONTRACTOR TO PREPARE EXISTING SLAB FOR INSTALLATION OF NEW FINISHES PER MANUFACTURER'S RECOMMENDATIONS. GENERAL CONTRACTOR TO REMOVE ALL FOREIGN MATTER INCLUDING DIRT, GREASE, WAX, OIL AND/OR PAINT. CRACKS, HOLES, AND DEPRESSIONS SHALL BE FILLED WITH QUALITY GRADE FLASHING.
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- ALL RUBBER BASE TO BE 1/8" THICKNESS.
- ALL EXISTING DOORS TO BE PAINTED U.N.O.
- FLOOR TILES F1 TO ALIGN WITH WALL TILES W3
- SECURITY KEYS TO REMAIN, WALLS TO BE PROTECTED

ARCHITECTURAL PLAN NOTES

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- PATCH AND REPAIR ALL EXISTING WALLS AS REQUIRED IN PREPARATION FOR NEW FINISH.
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- GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL MILLWORK, INCLUDING SECTIONS, CONSTRUCTION DETAILS, DIMENSIONS, AND ALL PROPOSED FINISHES AND MATERIALS LISTED FOR TENANT AND ARCHITECT/INTERIOR DESIGNER APPROVAL PRIOR TO CONSTRUCTION OF MILLWORK.
- PROVIDE MOISTURE-RESISTANT TYPE X GYPSUM BOARD AT ANY WALLS IN WET AREAS, INCLUDING WALLS OF LAVATORIES, SINKS, DRINKING FOUNTAINS, BREAK ROOMS, MOP SINKS, ETC THAT ARE NOT TO RECEIVE TILE. ANY WALLS IN WET AREAS TO RECEIVE TILE TO HAVE CEMENTITIOUS BACKER BOARD BEHIND TILE IN ALL LOCATIONS.
- PROVIDE POWER ASSISTED DOOR CONTROL FOR EACH WASHROOM
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- ALL NEW TOILETS TO BE WALL MOUNTED
- REFER TO SHEET A604 FOR INTERIOR FINISH SCHEDULE.

PROJECT NO: 193036

DRAWN BY: Z.L.

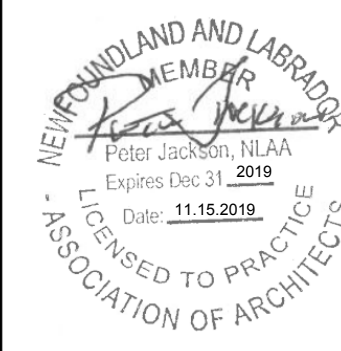
CHECKED BY: P.J.

SHEET TITLE

LEVEL 03 ENLARGED  
PLANS AND ELEVATIONS

SEAL

SHEET NUMBER



A429

powers  
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ecture

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Powers Brown Architecture  
354 Water St., Suite 212  
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PROJECT TITLE

WORKPLACENL  
WASHROOMS  
148 FOREST ROAD,  
ST. JOHN'S, NL, A1A 1E6

A PROJECT FOR  
WORKPLACE NL

GENERAL NOTES

- SUSPENDED 2' X 2' CEILING
- GYP BD CEILING
- 2' X 4' DIRECT/INDIRECT FIXTURE
- 4" ROUND DOWNLIGHT FIXTURE

NOTES:

- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED TO CARRY OUT AND COMPLETE THE WORK
- CONTRACTOR MUST GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF COMPLETION

F.V. = FIELD VERIFY

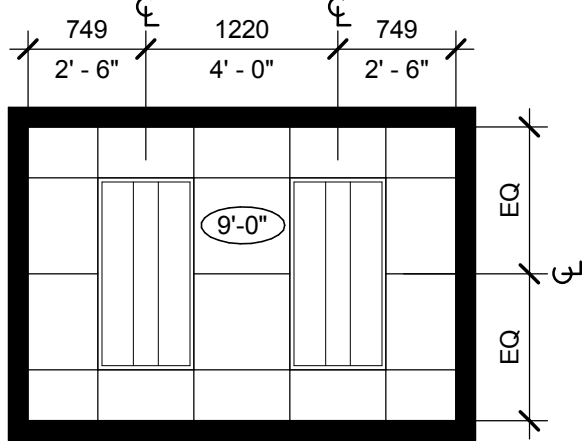
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- NEW CONSTRUCTION
- EXISTING DOOR



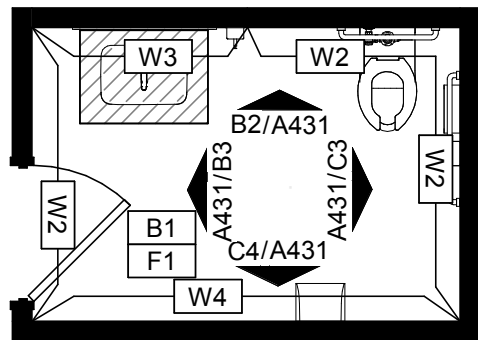
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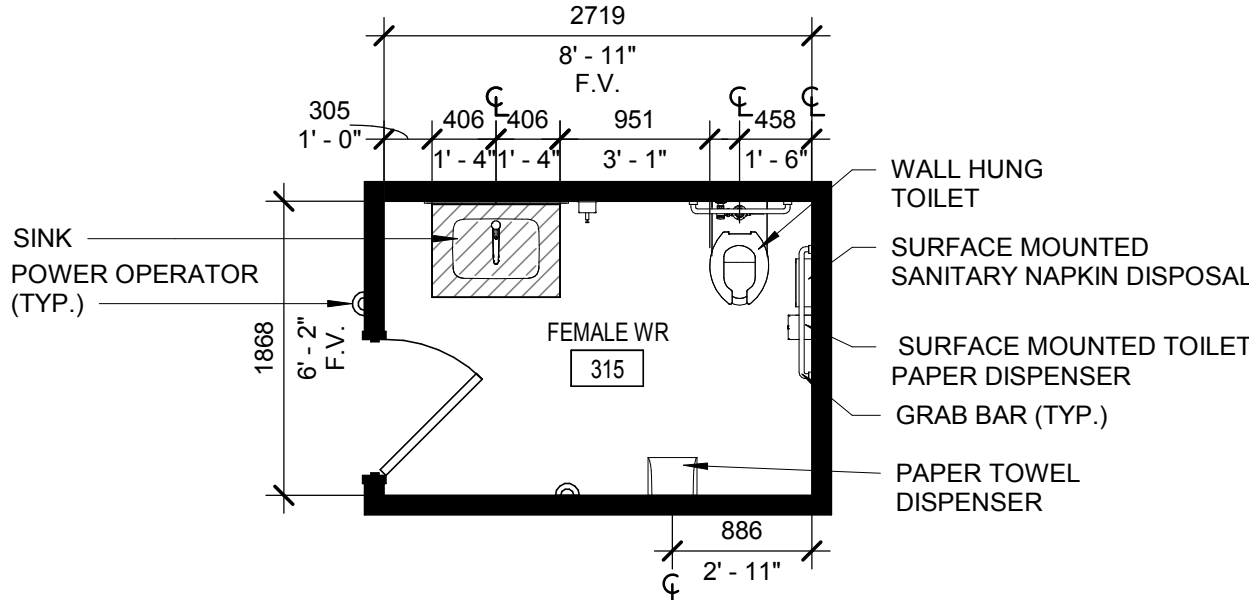
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SCALE: 1/4" = 1'-0"



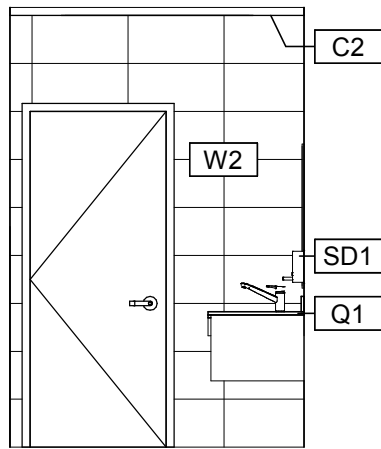
**A3** LEVEL 03 FEMALE HEALTHCARE WR- PLAN  
SCALE: 1/4" = 1'-0"



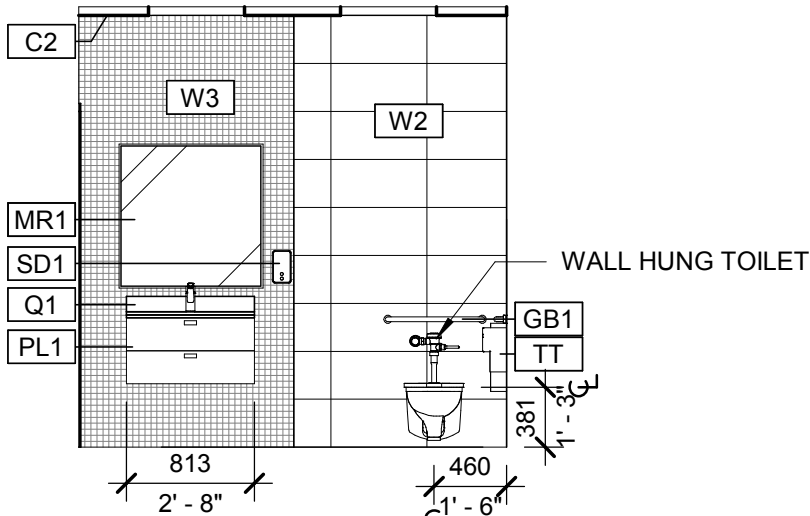
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SCALE: 1/4" = 1'-0"



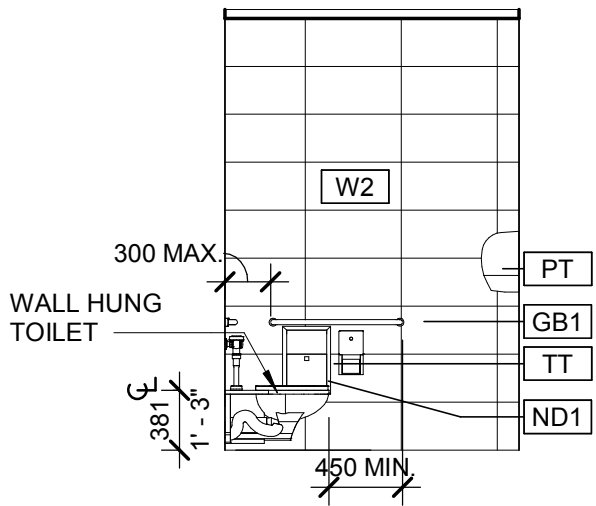
**B3** FEMALE HEALTHCARE WR- SOUTH  
SCALE: 1/4" = 1'-0"



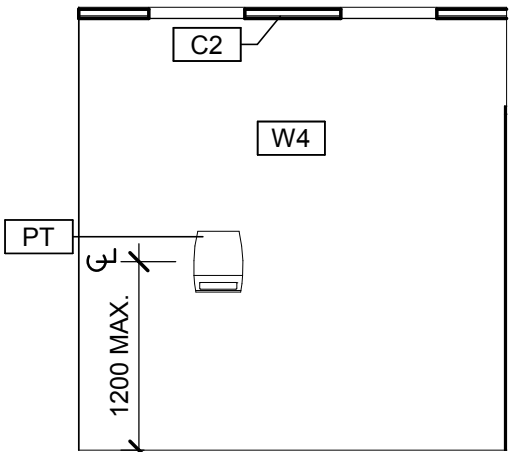
**B2** FEMALE HEALTHCARE WR- WEST  
SCALE: 1/4" = 1'-0"



**C3** FEMALE HEALTHCARE WR- NORTH  
SCALE: 1/4" = 1'-0"



**C4** FEMALE HEALTHCARE WR- EAST  
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1

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#### PROJECT TITLE

### WORKPLACENL WASHROOMS

148 FOREST ROAD,  
ST. JOHN'S, NL, A1A 1E6

### A PROJECT FOR WORKPLACE NL

#### GENERAL NOTES

- SUSPENDED 2' X 2' CEILING
- GYP BD CEILING
- 2' X 4' DIRECT/INDIRECT FIXTURE
- 4" ROUND DOWNLIGHT FIXTURE

#### NOTES:

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F.V. = FIELD VERIFY

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- NEW CONSTRUCTION
- EXISTING DOOR

△	DATE	REVISION
1	2019-07-30	Issue for Client Review
2	2019-10-23	Phase 2- For Approvals
3	2019-11-15	Issued for Tender

PROJECT NO: 193036

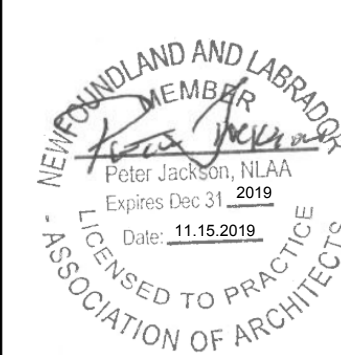
DRAWN BY: Z.L.

CHECKED BY: P.J.

#### SHEET TITLE

### LEVEL 03 ENLARGED PLANS AND ELEVATIONS

SEAL SHEET NUMBER



A431

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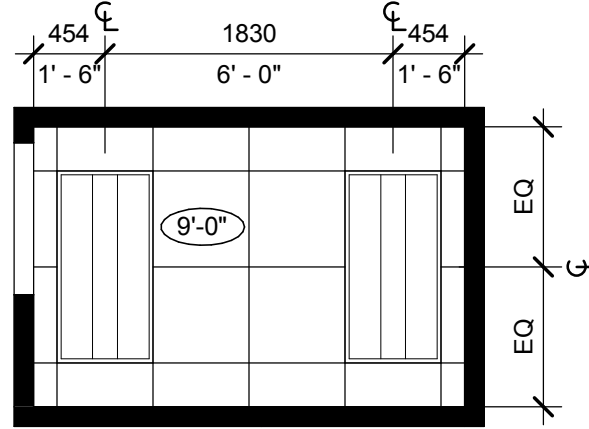
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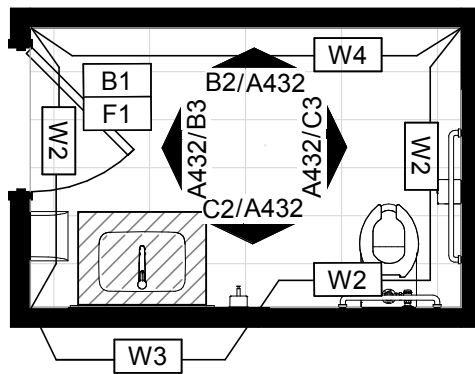
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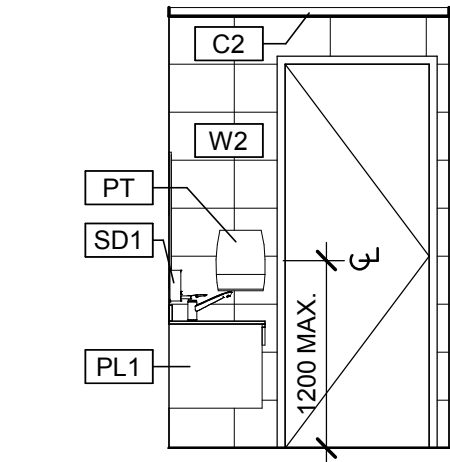
**A4** LEVEL 03 MALE HEALTHCARE WR- RCP  
SCALE: 1/4" = 1'-0"



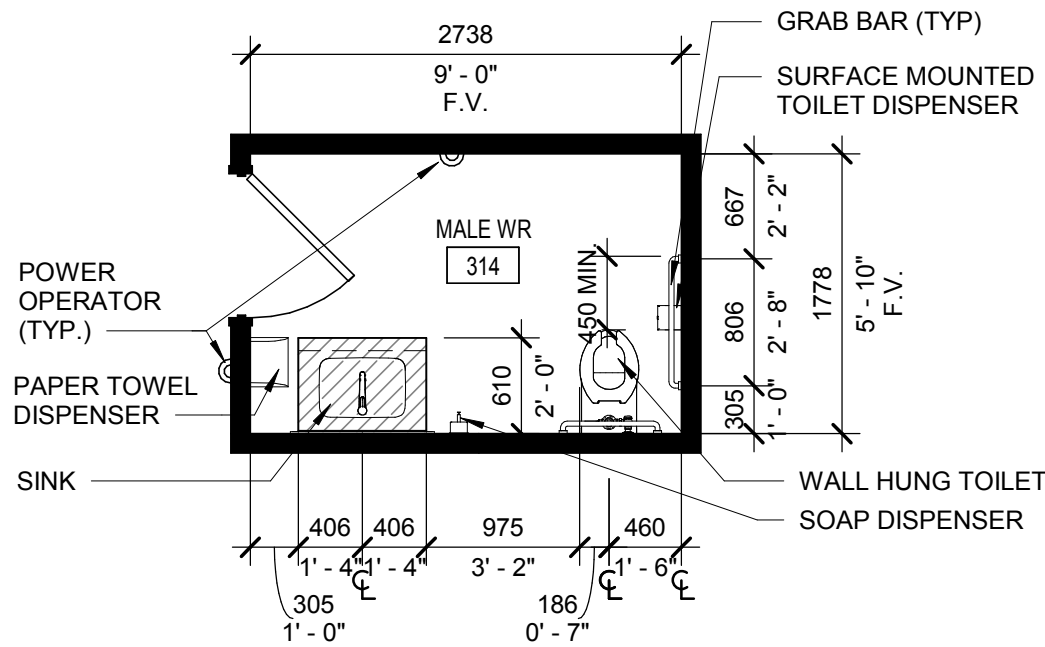
**A3** LEVEL 03 MALE HEALTHCARE WR- PLAN  
SCALE: 1/4" = 1'-0"



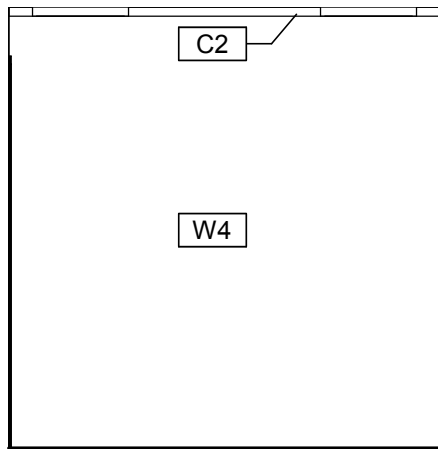
**C3** MENS HEALTHCARE WR- NORTH  
SCALE: 1/4" = 1'-0"



**A2** LEVEL 03 MALE HEALTHCARE WR- PLAN  
SCALE: 1/4" = 1'-0"



**C2** MENS HEALTHCARE WR- EAST  
SCALE: 1/4" = 1'-0"



2

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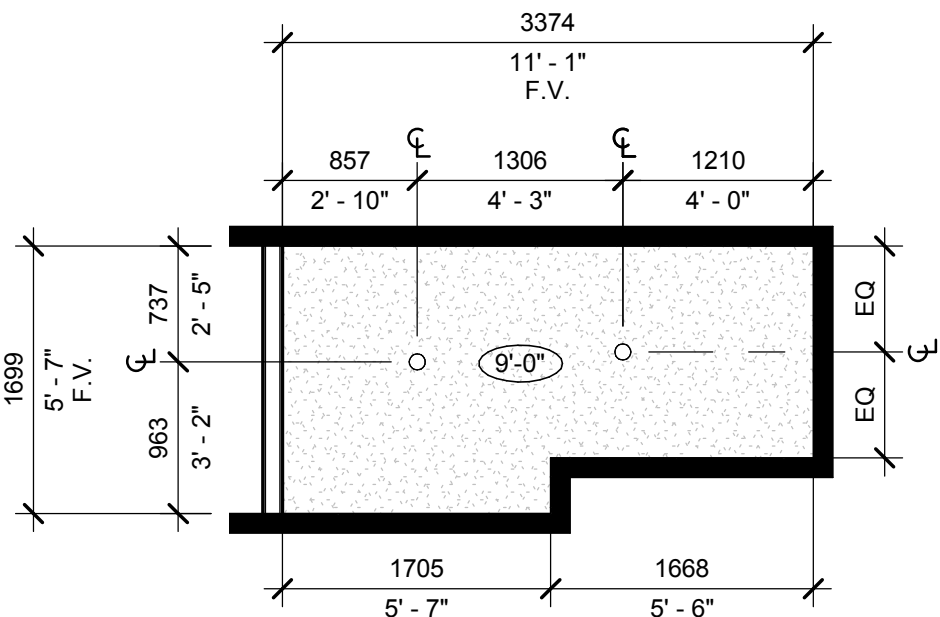
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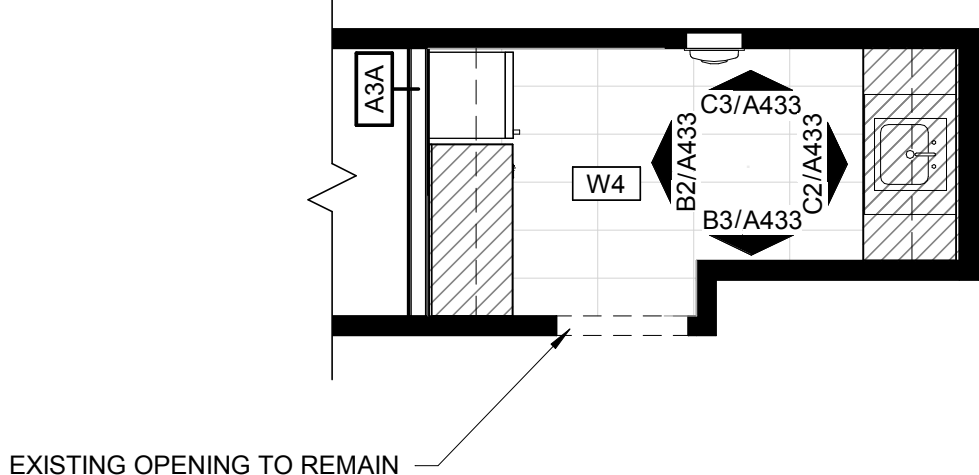
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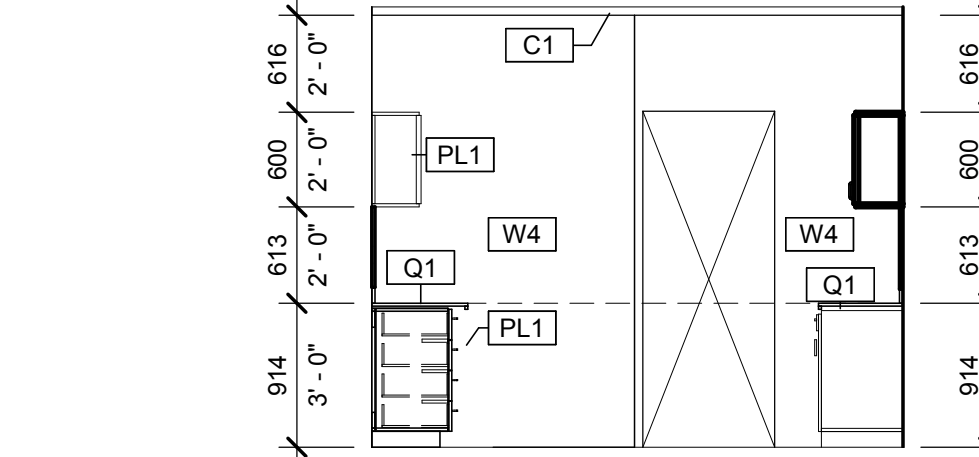
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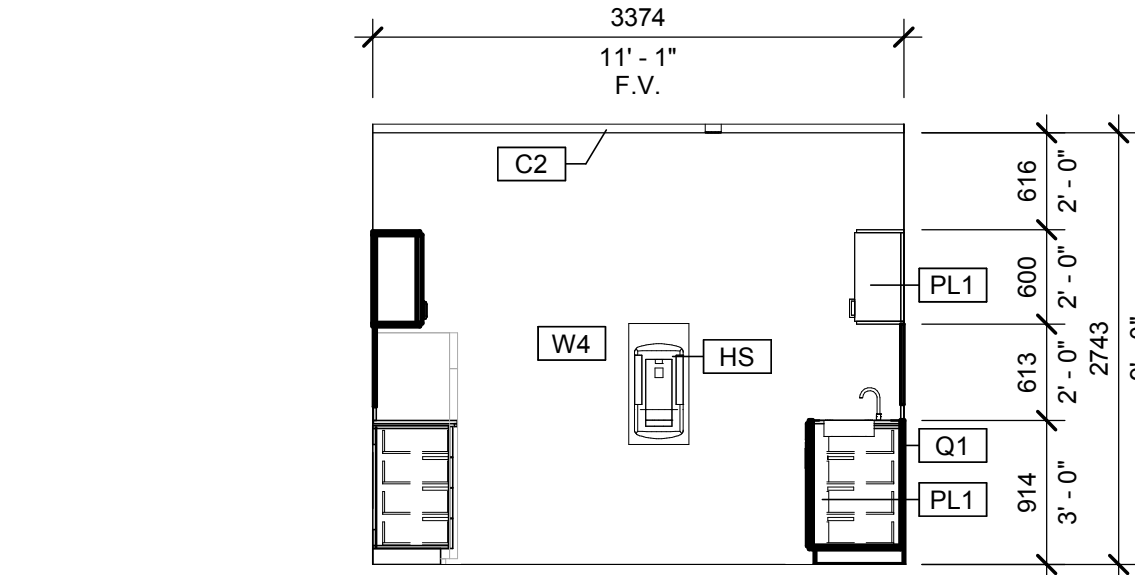
**A4** LEVEL 03 HR KITCHENETTE- RCP  
SCALE: 1/4" = 1'-0"



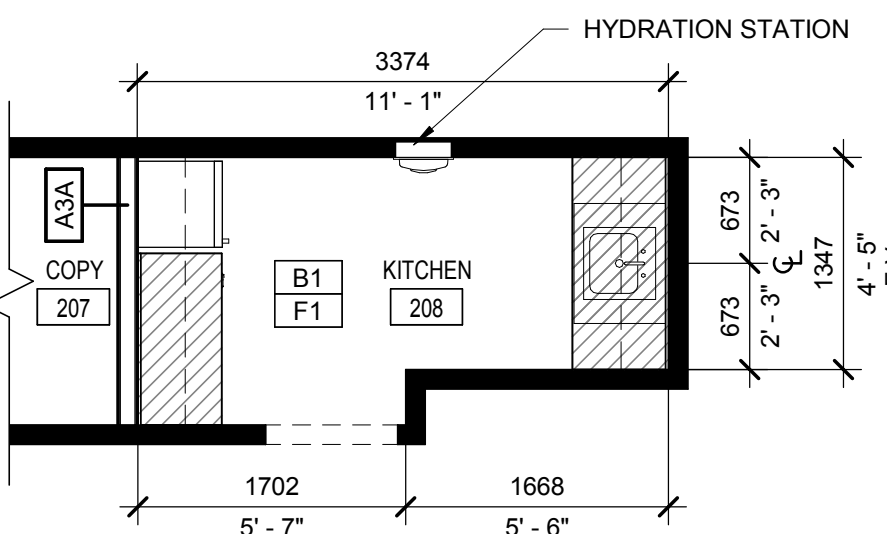
**A2** LEVEL 03 HR KITCHENETTE- FINISH  
SCALE: 1/4" = 1'-0"



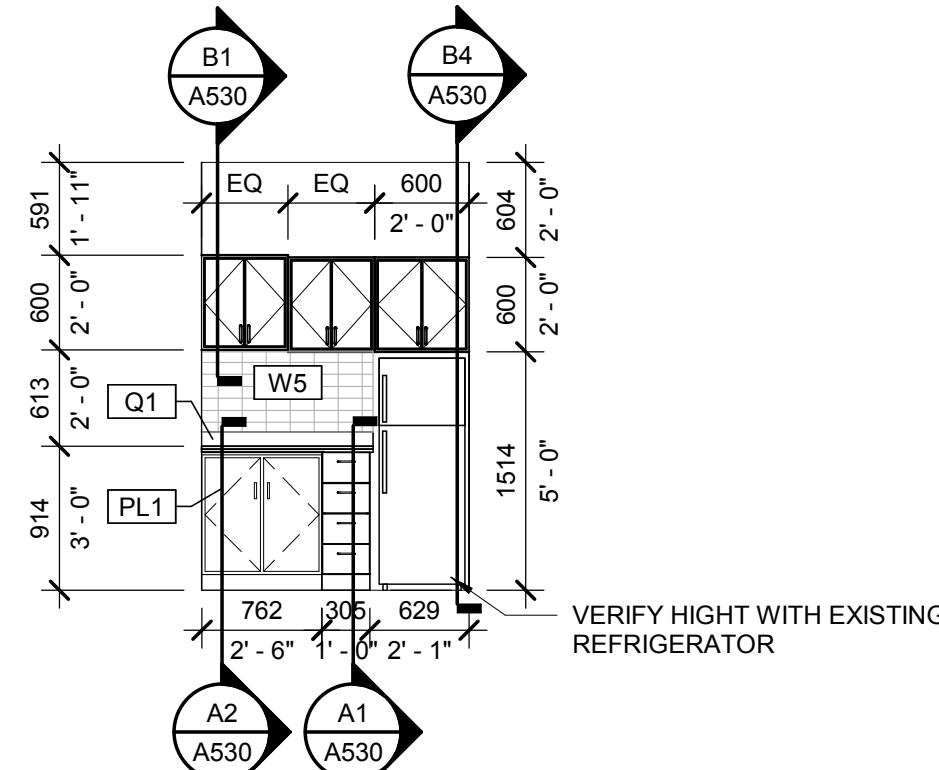
**B3** LEVEL 03 HR KITCHENETTE- SOUTH  
SCALE: 1/4" = 1'-0"



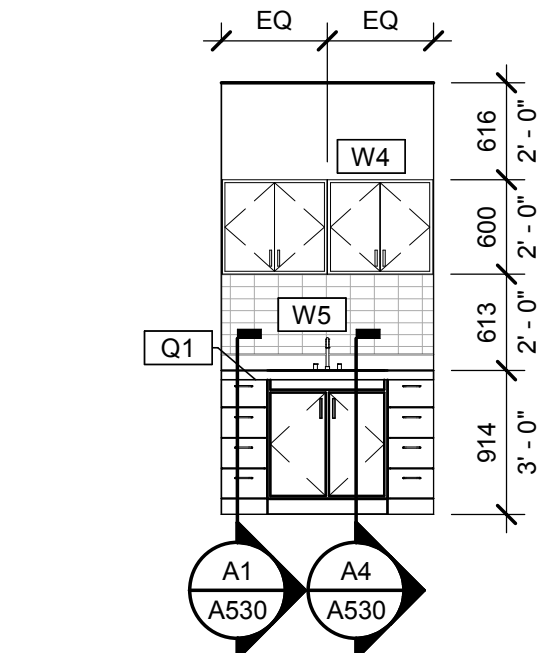
**C3** LEVEL 03 HR KITCHENETTE- NORTH  
SCALE: 1/4" = 1'-0"



**A3** LEVEL 03 HR KITCHENETTE- PLAN  
SCALE: 1/4" = 1'-0"



**B2** LEVEL 03 HR KITCHENETTE- WEST  
SCALE: 1/4" = 1'-0"



**C2** LEVEL 03 HR KITCHENETTE- EAST  
SCALE: 1/4" = 1'-0"

#### ARCHITECTURAL PLAN NOTES

- ALL ALTERATIONS TO MEET CURRENT LOCAL ACCESSIBILITY CODES AND CURRENT MUNICIPALITY REQUIREMENTS.
- THE ARCHITECT/INTERIOR DESIGNER IS NOT RESPONSIBLE FOR ANY ALTERATIONS MADE WITHOUT PRIOR APPROVAL FROM THE GOVERNING AUTHORITY.
- GENERAL CONTRACTOR TO DETERMINE FIRE RATING OF EXISTING COMPONENTS AND MATCH FIRE RATINGS AS REQUIRED FOR ANY NEW WORK, WHICH INCLUDES REPAIR OR REPLACEMENT OF FIRE RATED WALLS, OR FOR ANY NEW PENETRATIONS IN FIRE RATED COMPONENTS. GENERAL CONTRACTOR SHOULD NOTIFY THE ARCHITECT/INTERIOR DESIGNER IMMEDIATELY IF ANY FIRE RATED COMPONENTS ARE UNCOVERED DURING DEMOLITION THAT WERE NOT IDENTIFIED ON THE CONSTRUCTION DOCUMENTS.
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- PROVIDE MOISTURE RESISTANT TYPE X GYPSUM BOARD AT ANY WALLS IN WET AREAS, INCLUDING WALLS OF LAVATORIES, SINKS, DRINKING FOUNTAINS, BREAK ROOMS, MOP SINKS, ETC THAT ARE NOT TO RECEIVE TILE. ANY WALLS IN WET AREAS TO RECEIVE TILE TO HAVE CEMENTITIOUS BACKER BOARD BEHIND TILE IN ALL LOCATIONS.
- PROVIDE POWER ASSISTED DOOR CONTROL FOR EACH WASHROOM.
- ALL NEW LAVATORIES, SOAP DISPENSERS AND PAPER TOWEL DISPENSERS TO BE AUTOMATIC U.N.O.
- ALL NEW TOILETS TO BE WALL MOUNTED
- REFER TO SHEET A604 FOR INTERIOR FINISH SCHEDULE.

#### FINISH PLAN GENERAL NOTES

- ALL FLOORING TO BE TYPE F1, UNLESS NOTED OTHERWISE.
- ALL BASE TO BE TYPE B1, UNLESS NOTED OTHERWISE.
- ALL WALLS WITHIN THE AREA OF WORK INCLUDING EXISTING WALLS, TO BE TAPED, FLOATED, AND SKIMMED FOR SMOOTH APPLICATION OF FINISHES.
- ALL WALLS TO BE PAINTED WITH (1) PRIMER COAT PLUS (2) FINISH COATS MINIMUM. UNO
- ALL FLOORING TRANSITIONS SHALL OCCUR AT THE CENTER OF DOORWAYS, UNLESS NOTED OTHERWISE. PROVIDE TRANSITION STRIP AT CENTERLINE FOR DOORWAYS OR CASSED OPENINGS BETWEEN FLOORING TRANSITIONS.
- GENERAL CONTRACTOR TO FLOAT WALL ALL THE WAY TO FLOOR AS PREP FOR NEW BASE INSTALLATION.
- ALL GROUT LINES SHALL BE NO GREATER THAN 1/16" WIDE. GROUT ALL LOCATIONS. IF MANUFACTURER RECOMMENDS LARGER GROUT SIZE, NOTIFY ARCHITECT FOR APPROVAL PRIOR TO INSTALLING.
- GENERAL CONTRACTOR TO PREPARE EXISTING SLAB FOR INSTALLATION OF NEW FINISHES PER MANUFACTURER'S RECOMMENDATIONS. GENERAL CONTRACTOR TO REMOVE ALL FOREIGN MATTER INCLUDING DIRT, GREASE, WAX, OIL AND/OR PAINT. CRACKS, HOLES, AND DEPRESSIONS SHALL BE FILLED WITH QUALITY GRADE FLASHING.
- GC TO VERIFY WITH MANUFACTURER REQUIRED FINISH SEALANT AND FLOOR LEVELING FOR ALL FLOORING PRIOR TO ORDERING.
- ALL RUBBER BASE TO BE 1/8" THICKNESS.
- ALL EXISTING DOORS TO BE PAINTED U.N.O.
- FLOOR TILES F1 TO ALIGN WITH WALL TILES W3
- SECURITY KEYS TO REMAIN, WALLS TO BE PROTECTED

#### REFLECTED CEILING PLAN GENERAL NOTES

- GENERAL CONTRACTOR TO COORDINATE COMPATIBILITY OF ALL LIGHT FIXTURE TRIMS AND MECHANICAL DIFFUSERS AND GRILLS WITH SPECIFIED CEILING GRID. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO ORDERING OR INSTALLING LIGHTING, MEP, OR CEILING ITEMS.
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- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EXIT LIGHTS, EMERGENCY LIGHTS, SMOKE DETECTORS, FIRE PULL STATIONS, AND OTHER LIFE SAFETY DEVICE INFORMATION.
- GENERAL CONTRACTOR TO VERIFY AVAILABLE CEILING PLENUM HEIGHT, INCLUDING BUT NOT LIMITED TO, ELEVATIONS OF DUCTWORK, SPRINKLER LINES, AND CONDUIT LOCATIONS. CONFIRM LIGHT FIXTURE HEIGHT WITH AVAILABLE PLENUM SPACE PRIOR TO COMMENCING CEILING FRAMING. GENERAL CONTRACTOR TO NOTIFY ARCHITECT/INTERIOR DESIGNER OF ALL LIGHT FIXTURE CONFLICTS.
- GENERAL CONTRACTOR TO OBTAIN APPROVAL FROM ARCHITECT ON LIGHTING SUBSTITUTIONS PRIOR TO BIDDING AND ORDERING.

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#### PROJECT TITLE

### WORKPLACENL WASHROOMS

148 FOREST ROAD,  
ST. JOHN'S, NL, A1A 1E6

### A PROJECT FOR WORKPLACE NL

#### GENERAL NOTES

- SUSPENDED 2' X 2' CEILING
- GYP BD CEILING
- 2' X 4' DIRECT/INDIRECT FIXTURE
- 4" ROUND DOWNLIGHT FIXTURE

#### NOTES:

- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED TO CARRY OUT AND COMPLETE THE WORK.
- CONTRACTOR MUST GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF COMPLETION

F.V. = FIELD VERIFY

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- EXISTING DOOR

△	DATE	REVISION
1	2019-07-30	Issue for Client Review
2	2019-10-23	Phase 2- For Approvals
3	2019-11-15	Issued for Tender

PROJECT NO: 193036

DRAWN BY: Z.L.

CHECKED BY: P.J.

#### SHEET TITLE

### LEVEL 03 ENLARGED PLANS AND ELEVATIONS

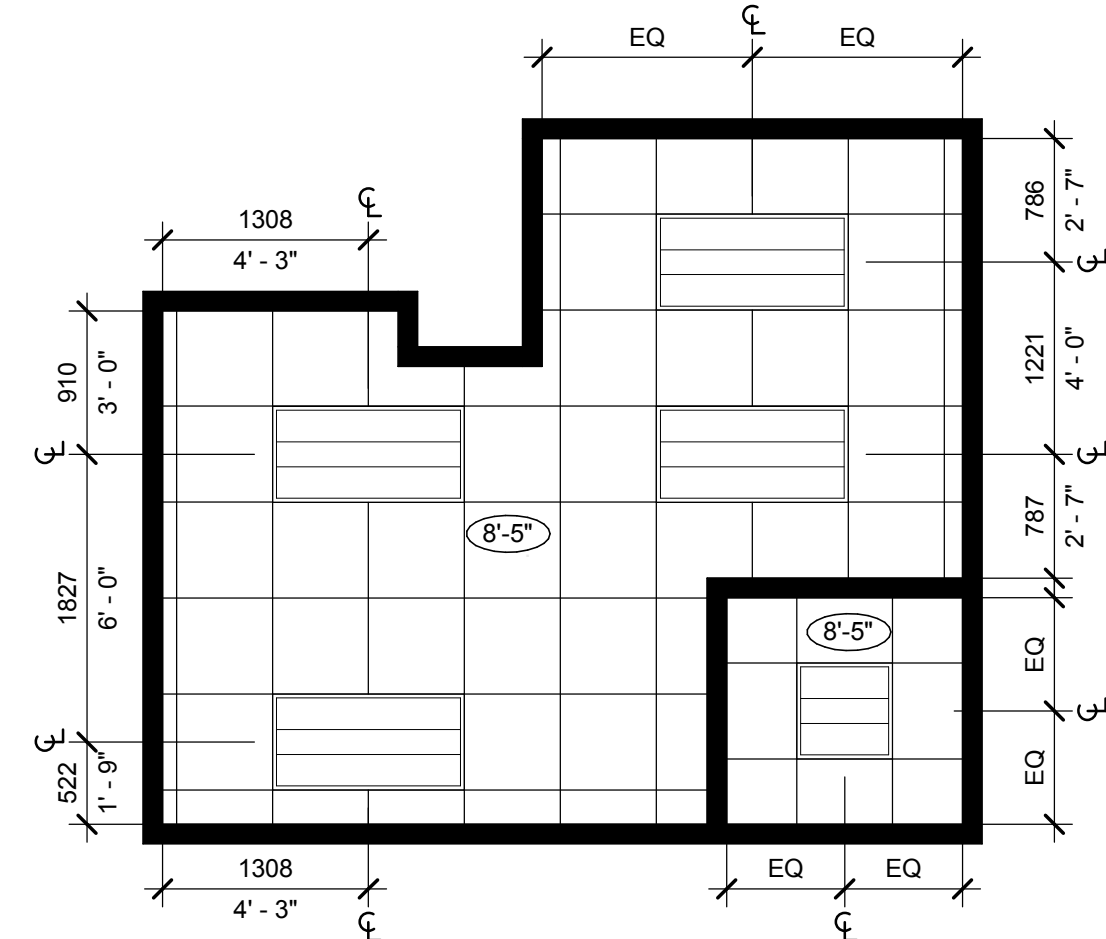
SEAL SHEET NUMBER

NEWFOUNDLAND AND LABRADOR  
REGISTERED ARCHITECT  
Powers Brown Architecture  
Expires Dec 31, 2019  
Date: 11/15/2019  
ASSOCIATION OF ARCHITECTS

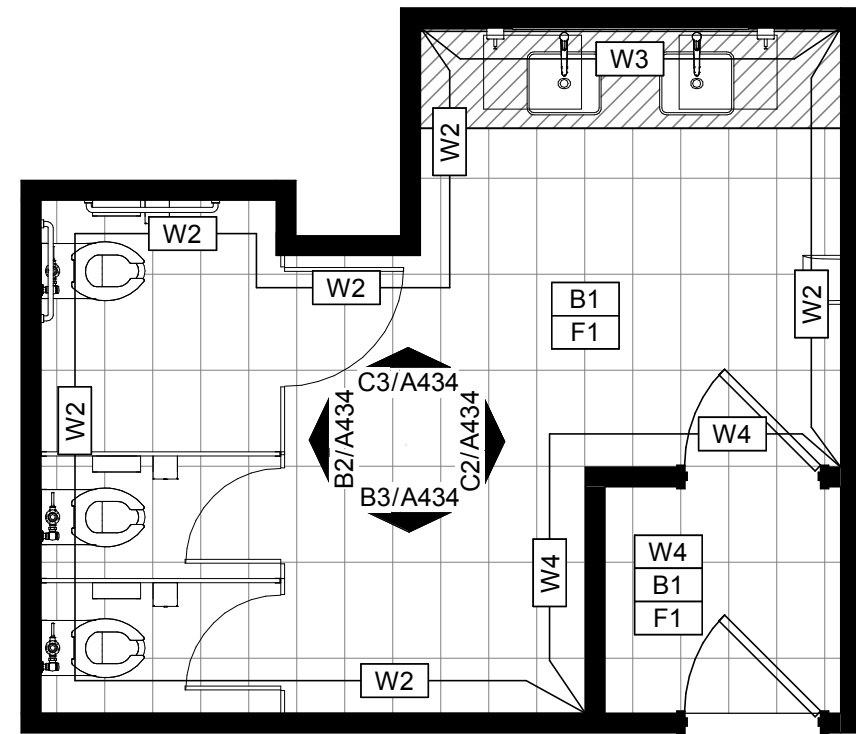
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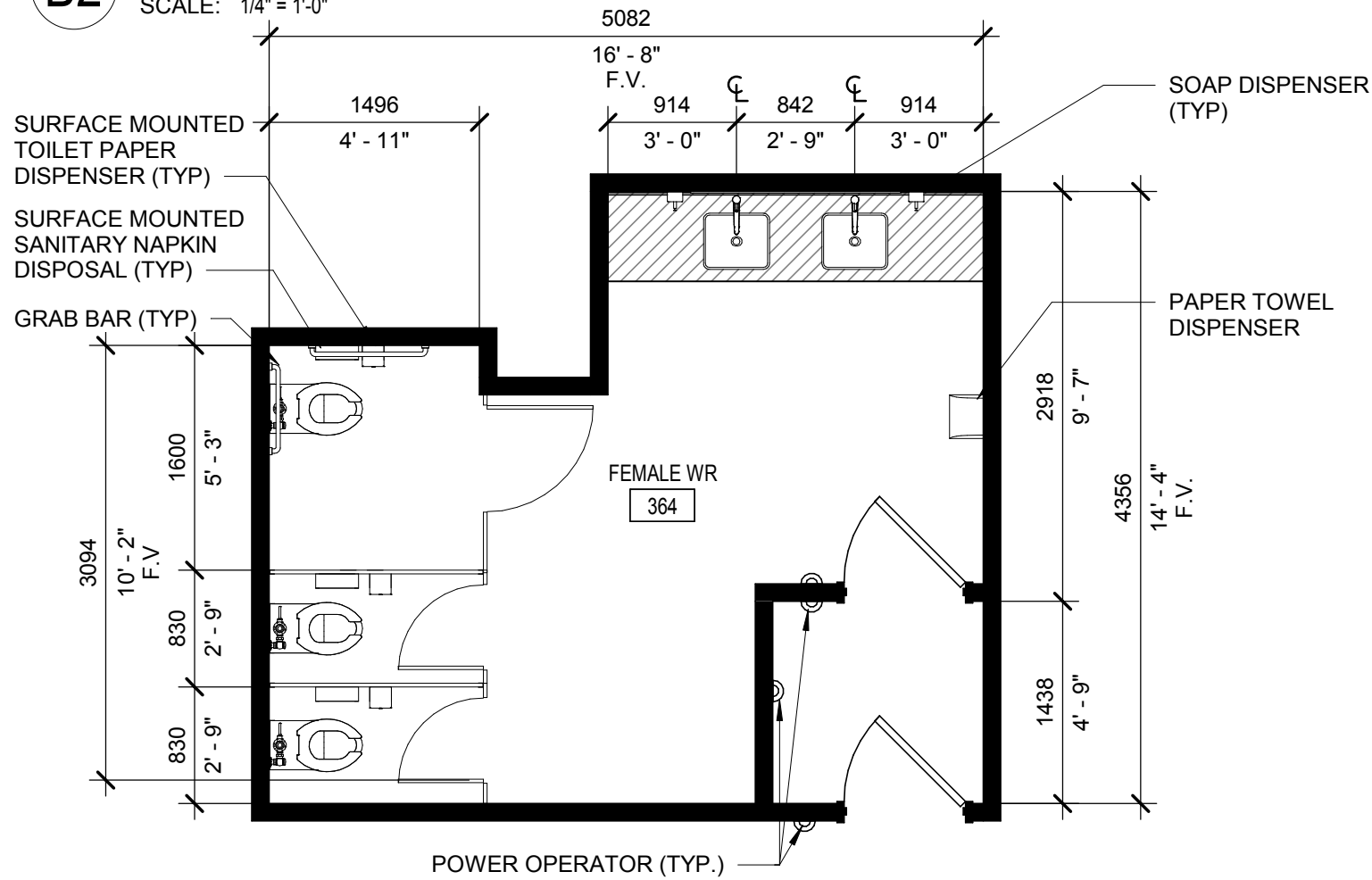
**A4** LEVEL 03 FEMALE WR- RCP  
SCALE: 1/4" = 1'-0"



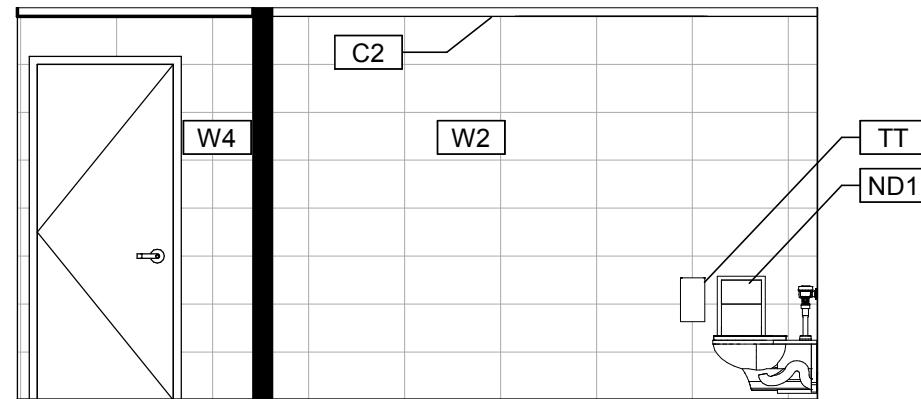
**A3** LEVEL 03 FEMALE WR- FINISH  
SCALE: 1/4" = 1'-0"



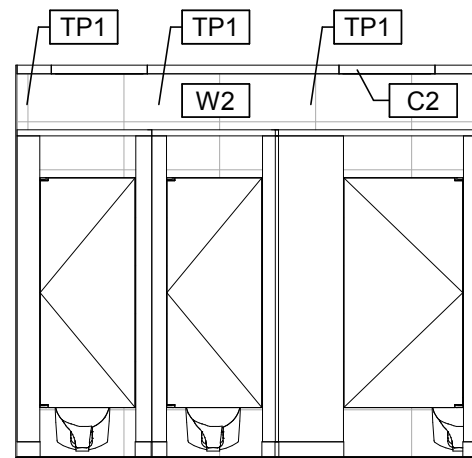
**A2** LEVEL 03 FEMALE WR- PLAN  
SCALE: 1/4" = 1'-0"



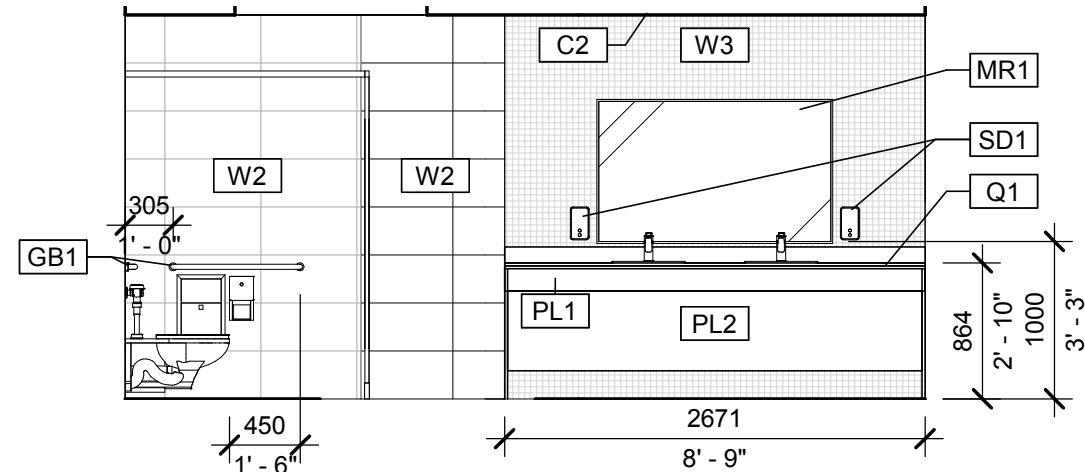
**B3** LEVEL 03 FEMALE WR- SOUTH  
SCALE: 1/4" = 1'-0"



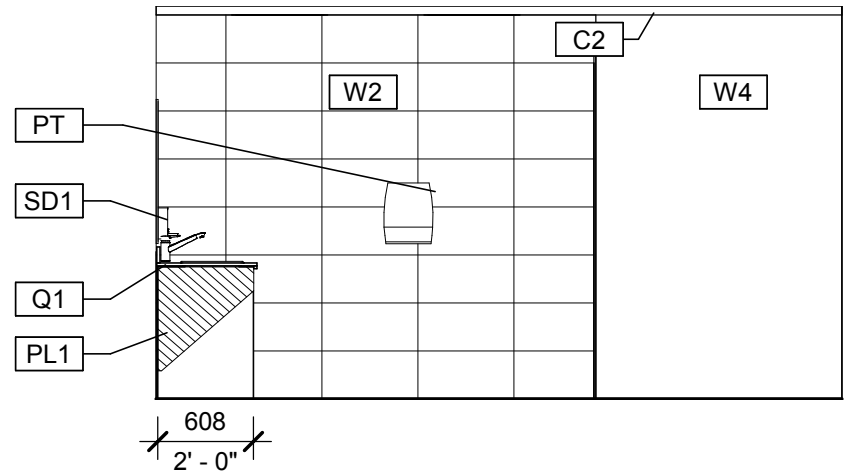
**B2** LEVEL 03 FEMALE WR- WEST  
SCALE: 1/4" = 1'-0"



**C3** LEVEL 03 FEMALE WR- NORTH  
SCALE: 1/4" = 1'-0"



**C2** LEVEL 03 FEMALE WR- EAST  
SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN GENERAL NOTES

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PROJECT NO: 193036

DRAWN BY: Z.L.

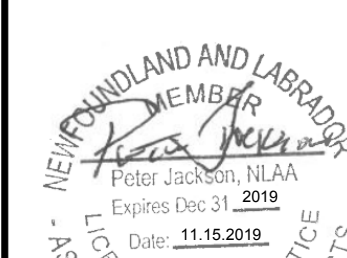
CHECKED BY: P.J.

SHEET TITLE

LEVEL 03 ENLARGED  
PLANS AND ELEVATIONS

SEAL

SHEET NUMBER



A434

GENERAL NOTES

- SUSPENDED 2' X 2' CEILING
- GYP BD CEILING
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△	DATE	REVISION
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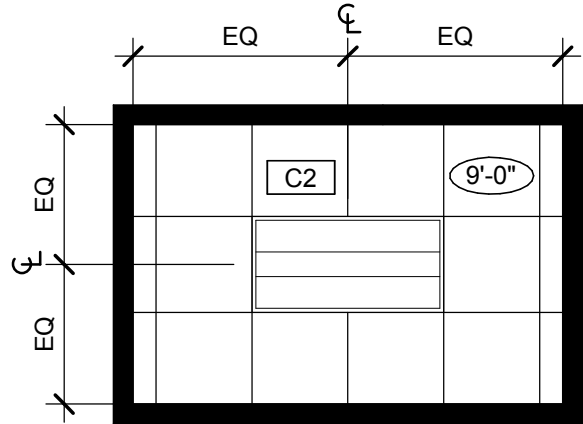
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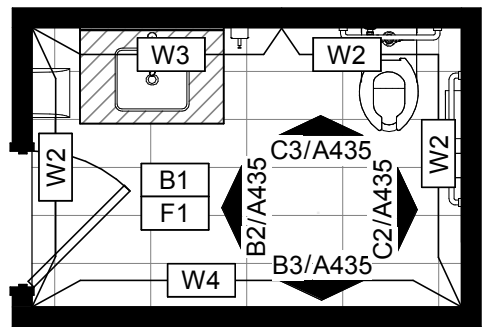
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LEVEL 03 HR WASHROOM- RCP  
SCALE: 1/4" = 1'-0"



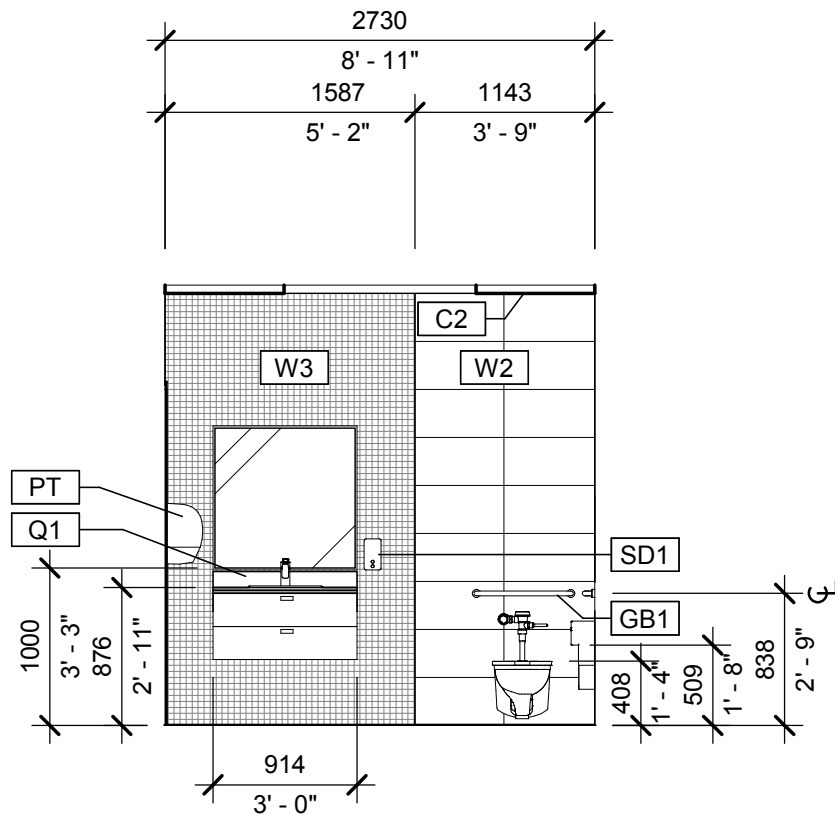
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LEVEL 03 HR WASHROOM- FINISH  
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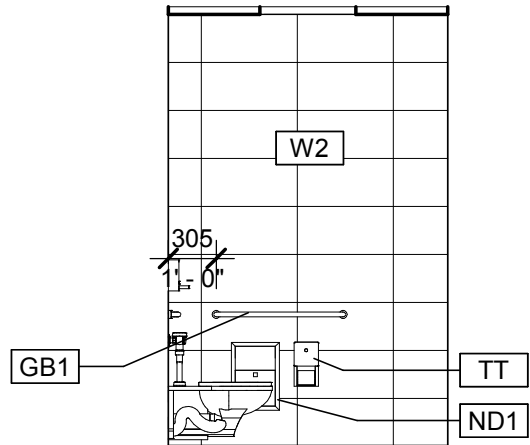
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LEVEL 03 HR WASHROOM- NORTH  
SCALE: 1/4" = 1'-0"



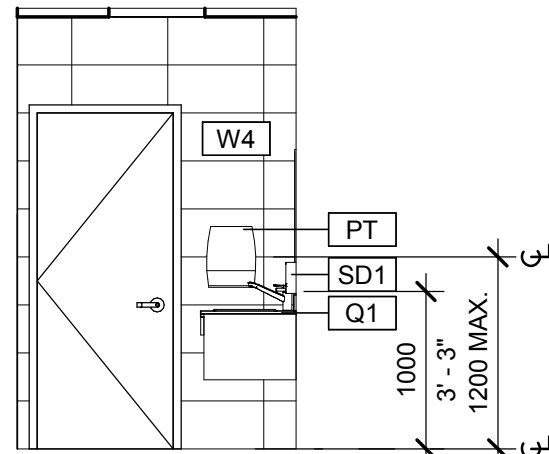
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LEVEL 03 HR WASHROOM- EAST  
SCALE: 1/4" = 1'-0"



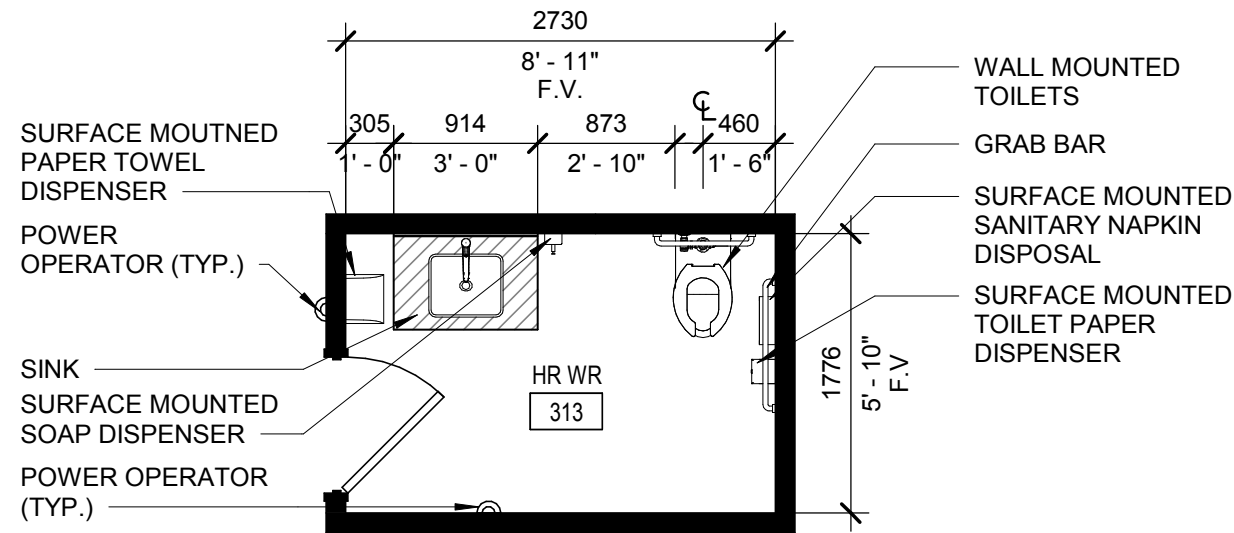
B2

LEVEL 03 HR WASHROOM- WEST  
SCALE: 1/4" = 1'-0"



A2

LEVEL 03 HR WASHROOM- PLAN  
SCALE: 1/4" = 1'-0"



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Architectural Consultant:  
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## PROJECT TITLE

### WORKPLACENL WASHROOMS

148 FOREST ROAD,  
ST. JOHN'S, NL, A1A 1E6

### A PROJECT FOR WORKPLACE NL

## GENERAL NOTES

- SUSPENDED 2' X 2' CEILING
- GYP BD CEILING
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  - 4" ROUND DOWNLIGHT FIXTURE

### NOTES:

- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED TO CARRY OUT AND COMPLETE THE WORK
- CONTRACTOR MUST GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF COMPLETION

F.V. = FIELD VERIFY

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- EXISTING DOOR

△	DATE	REVISION
1	2019-07-30	Issue for Client Review
2	2019-10-23	Phase 2- For Approvals
3	2019-11-15	Issued for Tender

PROJECT NO: 193036

DRAWN BY: Z.L.

CHECKED BY: P.J.

## SHEET TITLE

### LEVEL 03 ENLARGED PLANS AND ELEVATIONS

SEAL	SHEET NUMBER
	A435

C:\Users\layman\Documents\193036\_ARCH\_INT\_2019-11-14\_layman5TAVZ.rvt

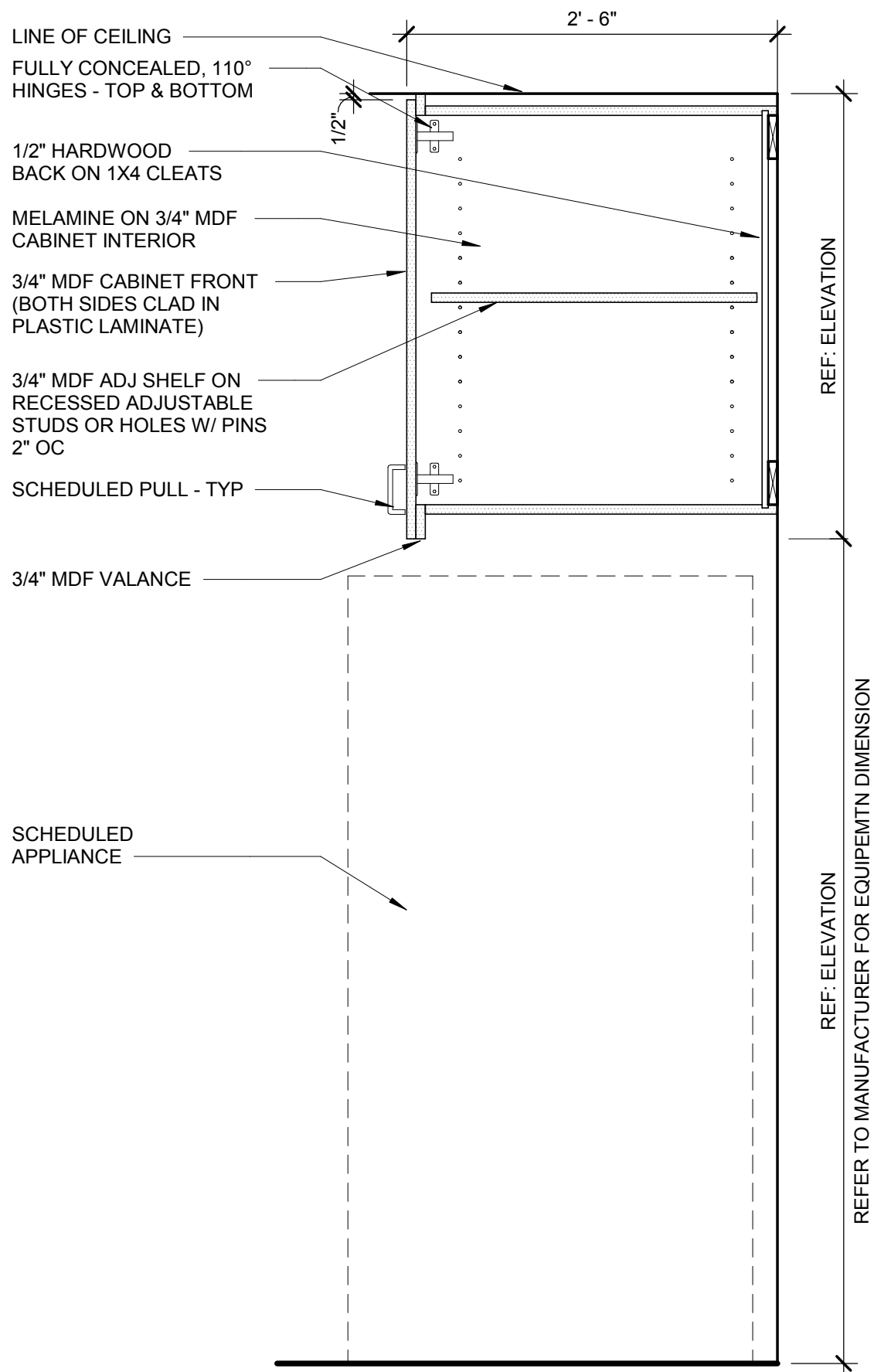
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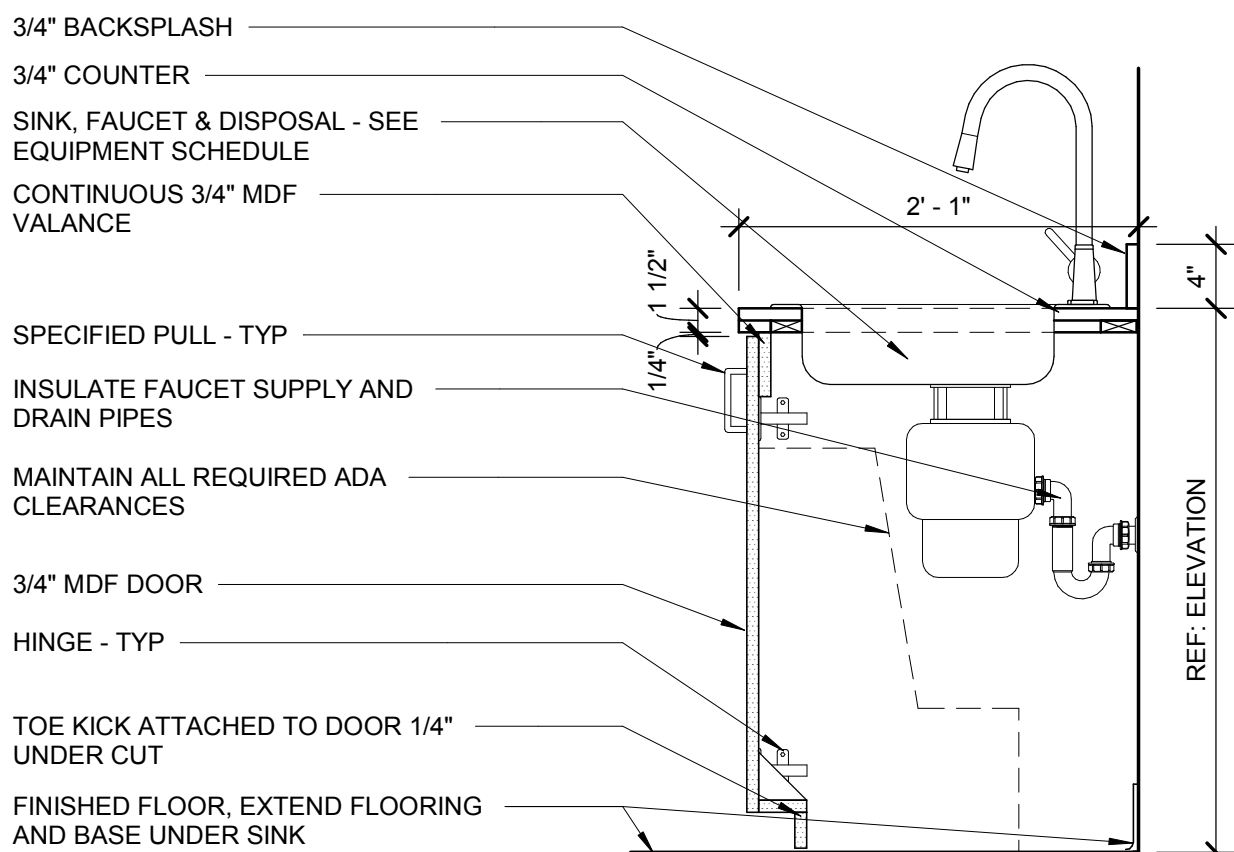
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B

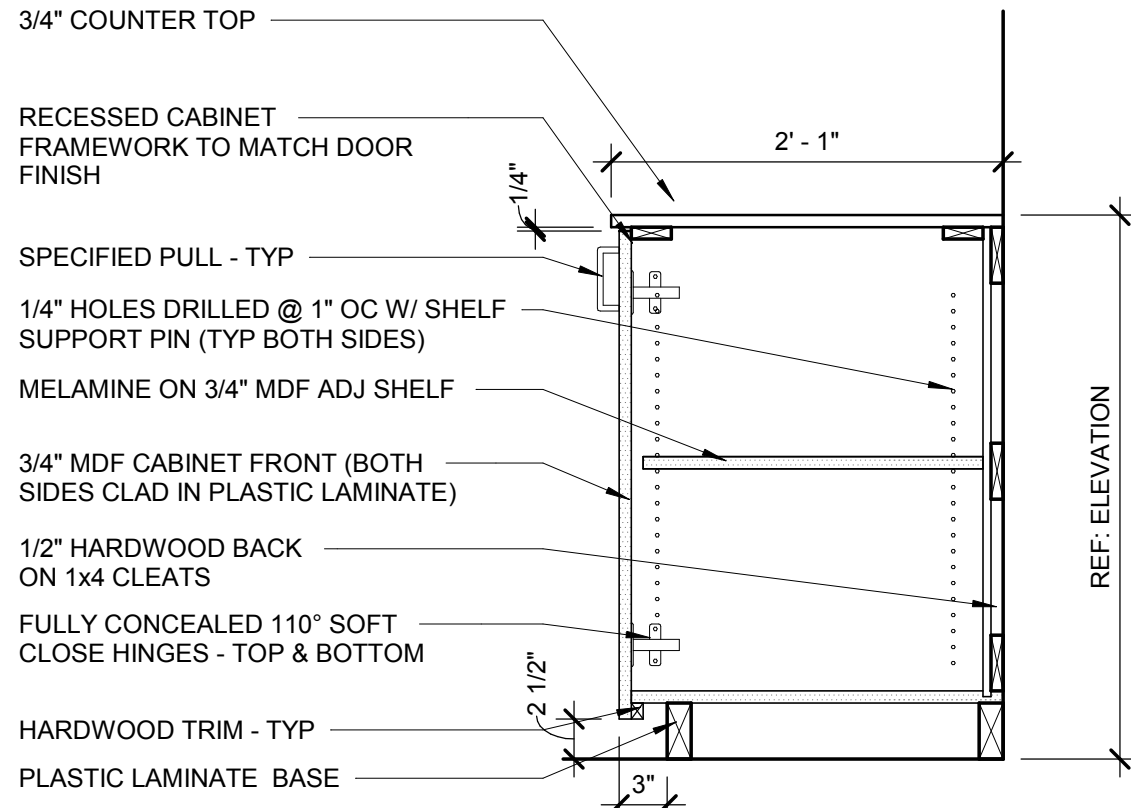
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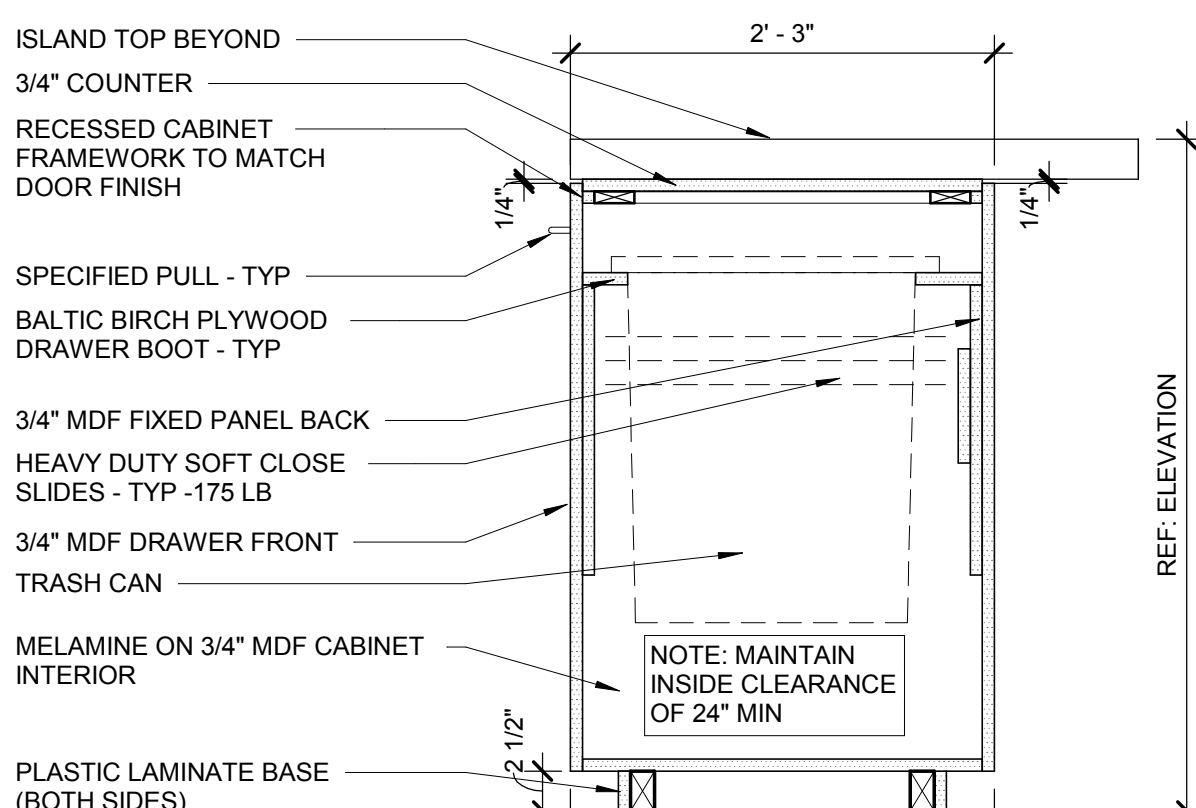
**B4 SECTION @ UPPER CABINET WITH REFRIGERATOR**  
SCALE: 1" = 1'-0"



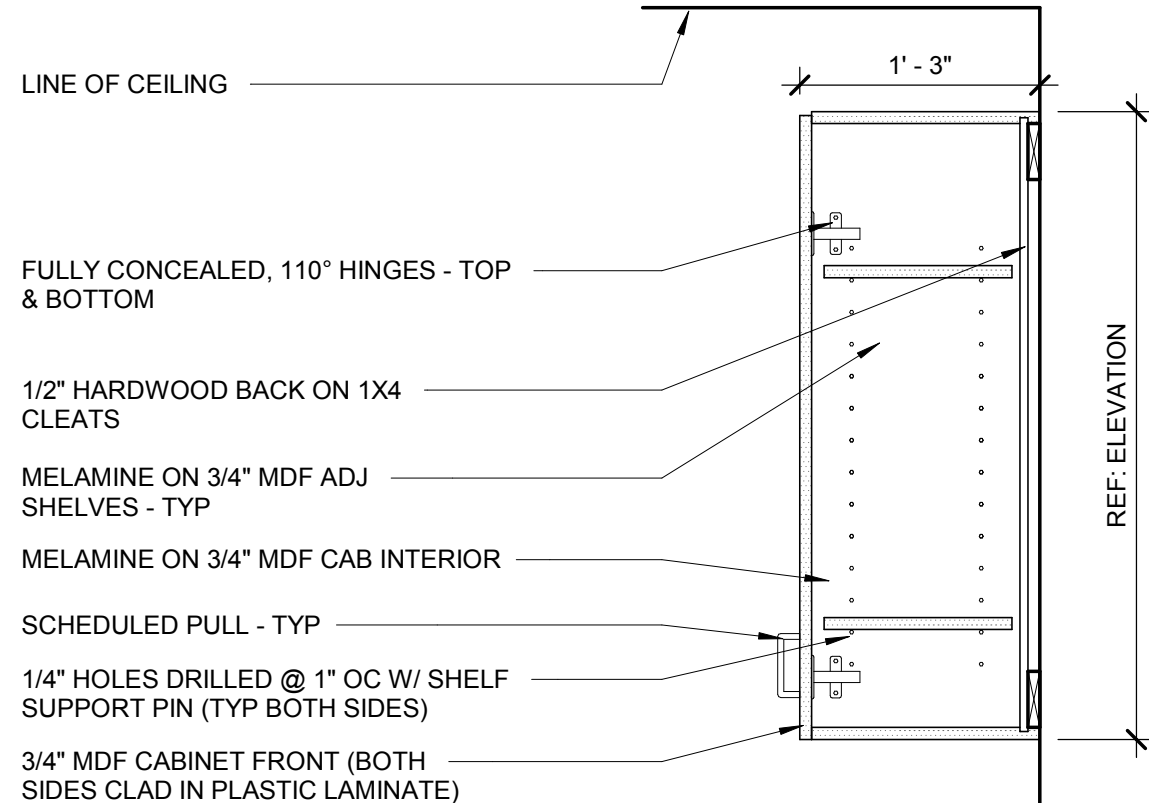
**A4 SECTION @ BASE CABINET @ SINK ADA**  
SCALE: 1" = 1'-0"



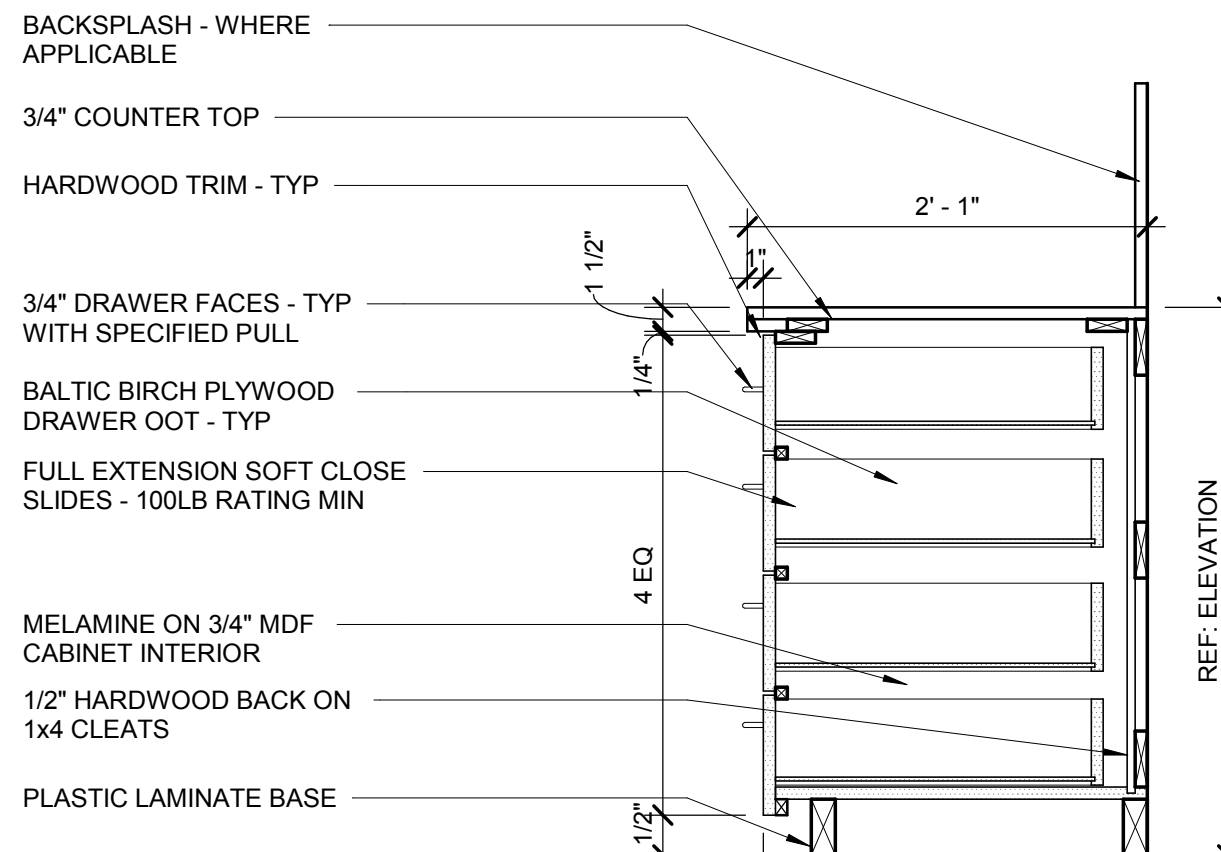
**A3 SECTION @ BASE CABINET - 4 DRAWERS W/PLAM TOP**  
SCALE: 1" = 1'-0"



**A2 SECTION @ BASE CABINET w/ SINGLE TRASH**  
SCALE: 1" = 1'-0"



**B1 SECTION @ UPPER CABINET W/O SOFFIT**  
SCALE: 1" = 1'-0"



**A1 SECTION @ BASE CABINET - 4 DRAWERS W/PLAM TOP**  
SCALE: 1" = 1'-0"

powers  
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ecture

Architectural Consultant:  
Powers Brown Architecture  
354 Water St., Suite 212  
St. John's, NL A1C 1C4  
709.726.3941

www.powersbrown.com

PROJECT TITLE

WORKPLACENL  
WASHROOMS  
148 FOREST ROAD,  
ST. JOHN'S, NL, A1A 1E6

A PROJECT FOR  
WORKPLACE NL

GENERAL NOTES

△	DATE	REVISION
1	2019-07-30	Issue for Client Review
2	2019-10-23	Phase 2- For Approvals
3	2019-11-15	Issued for Tender

PROJECT NO: 193036

DRAWN BY: SMS

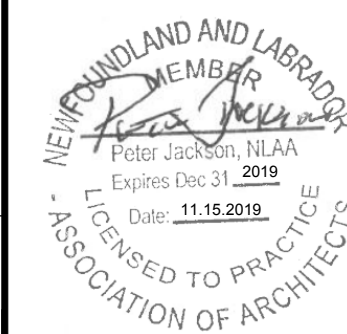
CHECKED BY: PJ

SHEET TITLE

MILLWORK SECTIONS

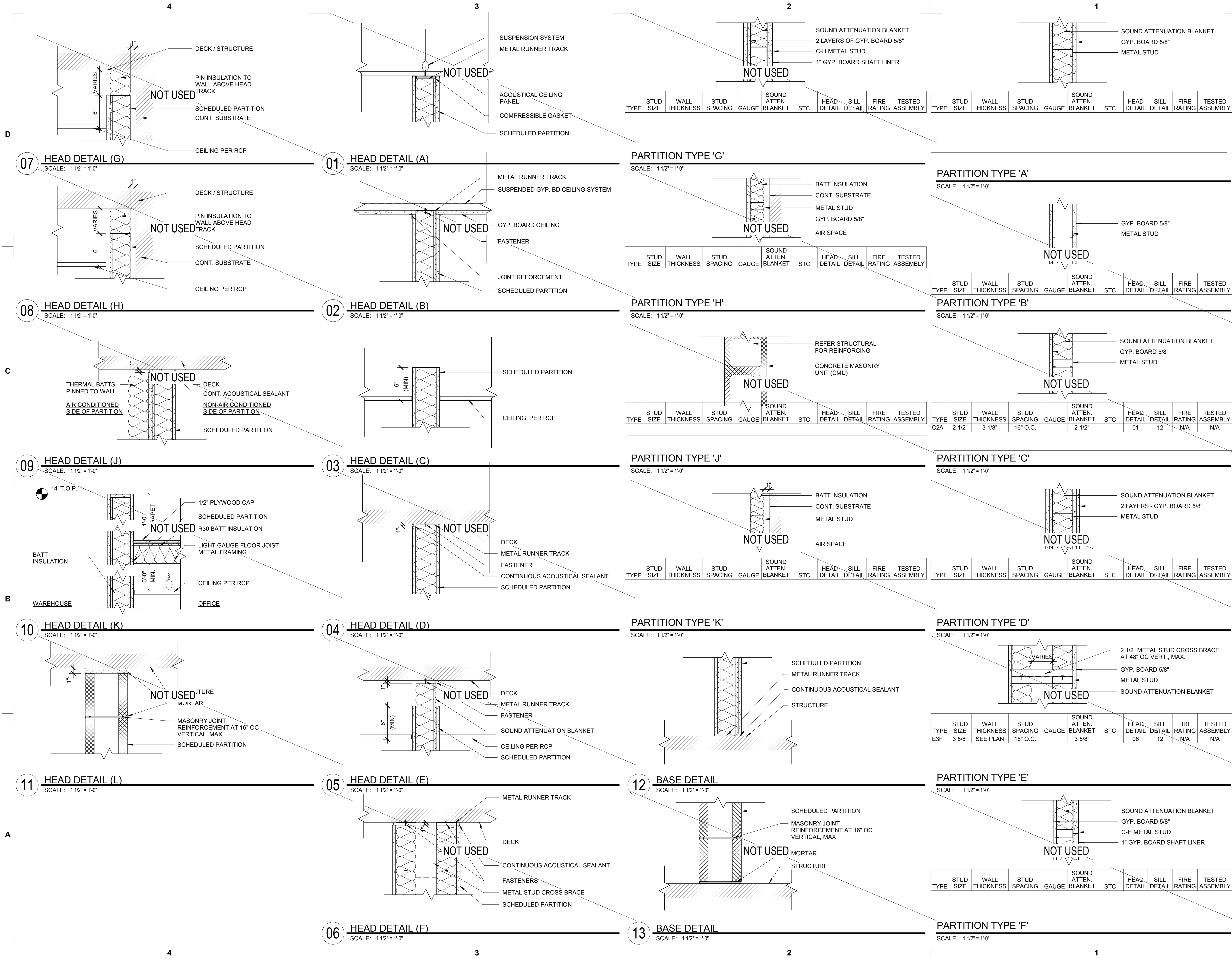
SEAL

SHEET NUMBER



A530





**powers brown architecture**

Architectural Consultant:  
Powers Brown Architecture  
354 Water St., Suite 212  
St. John's, NL A1C 1C4  
709.726.3941  
www.powersbrown.com

**PROJECT TITLE**

**WORKPLACENL WASHROOMS**  
148 FOREST ROAD,  
ST. JOHN'S, NL, A1A 1E6

A PROJECT FOR  
**WORKPLACE NL**

**GENERAL NOTES**

A NOT ALL PARTITION TYPES SHOWN MAY BE USED; REFER TO PLANS FOR LOCATIONS AND EXTENT

B PROVIDE CEMENTITIOUS WALL BOARD IN LIEU OF 5/8" GYP BOARD AT ALL WALLS TO RECEIVE PORCELAIN TILE, STONE, CERAMIC TILE OR FRP

C WHERE U.L. ASSEMBLIES OR OTHER TESTED ASSEMBLIES ARE INDICATED, COMPLY WITH DETAILED REQUIREMENTS SHOWN ON U.L. ASSEMBLY SHEETS. U.L. ASSEMBLIES (OR OTHER TESTED ASSEMBLIES) REQUIREMENTS OVERRIDE THE PBA PARTITIONS

D REFER TO FINISH SCHEDULE AND/OR FINISH PLAN FOR LOCATIONS OF SPECIAL FIRE-RESISTIVE WALLBOARD, FOIL-BACKED GYPSUM WALLBOARD, ABUSIVE-RESISTANT GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM WALLBOARD, GLASS-MAT WATER-RESISTANT BACKING BOARD, OR CEMENTITIOUS BACKER UNITS THAT MAY BE REQUIRED IN PLACE OF GYPSUM WALLBOARD INDICATED

E INSTALL CONTROL JOINTS AT LOCATIONS INDICATED. IF NOT INDICATED, DETERMINE LOCATIONS BY CONSULTING WITH ARCHITECT

F BATT INSULATION TO BE INSTALLED B/W STUD FRAMING INSIDE EXTERIOR WALL FURRING AND BETWEEN ALL ROOF FRAMING MEMEBERS. SECURE ROOF INSULATION BATTS IN PLACE WITH WIRE MESH ATTACHED TO FRAMING MEMEBERS

G INTERIOR ROOF BATT INSULATION TO MEET MINIMUM JURISDICTION PERFORMANCE REQUIREMENTS

H INSULATION ALONG EXTERIOR WALL FURRING AND ROOF SPACES TO BE INSTALLED WITHOUT GAPS OR VOIDS; DO NOT COMPRESS INSULATION. REFER TO R-VALUES ANNOTATED IN CODE SUMMARY FOR REQUIREMENTS.

J MAXIMUM CLEAR SPAN HEIGHTS FOR INTERIOR METAL STUDS SHALL BE SUCH THAT DEFLECTION SHALL NOT EXCEED L/360 UNDER A 5 PSF LOAD (CERAMIC TILE FINISHES AND/OR WALLS TO DECK) AND L/120 AT ALL OTHER AREAS.

△	DATE	REVISION
1	2019-07-30	Issue for Client Review
2	2019-10-23	Phase 2- For Approvals
3	2019-11-15	Issued for Tender

**PROJECT NO:** 193036

**DRAWN BY:** Author

**CHECKED BY:** Checker

**SHEET TITLE**

**PARTITION TYPES**

**SEAL**

**SHEET NUMBER**

**A601**



SCHEDULES

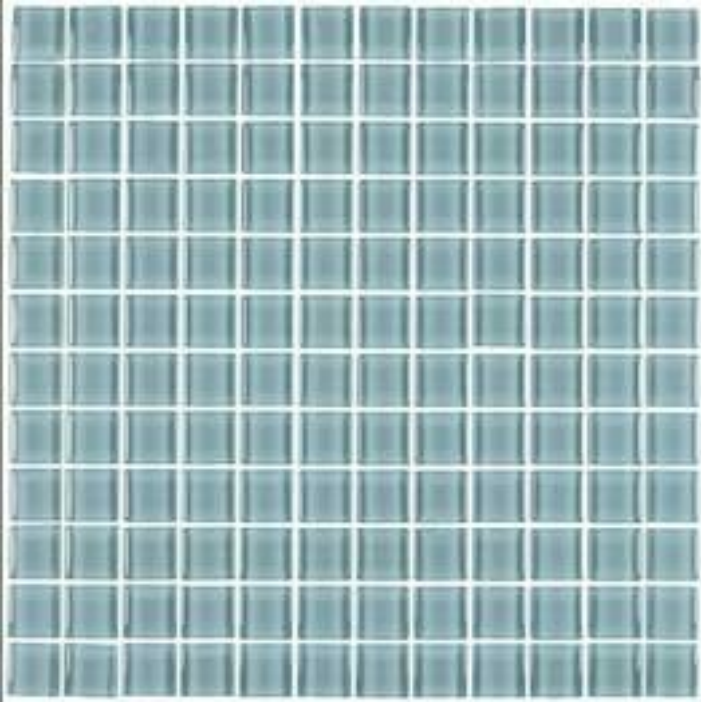
FINISH SCHEDULE - BLANK								
CODE	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	DEALER	REP NAME	CONTACT NO	REMARKS
FLOOR								
F1	12 x 24 GLAZED CERAMIC TILE	DALTILE	Collection: Balans - 12 x 24 - Matte	White BA30				70/30 Offset. Typ @ Washroom Floor
BASE								
B1	4 x 12 TILE	DALTILE	Collection: Balans - 4 x12 - Matte	White BA30				Typ @ all tile floors
WALL								
W2	12 x 24 GLAZED CERAMIC TILE	DALTILE	Collection: Balans - 12 x 24 - Matte	White BA30				Typ @ KITCHEN BACKSPLASH
W3	MOSAIC TILE	CENTURA	13 x 13 - GLASS	LIGHT BLUE				Typ @ Washroom Walls
W4	PAINT	SHERWIN WILLIAMS	EGGSHELL OVER LEVEL IV FINISH; 1 COAT PRIMER, 2 LATEX FINISH COATS	SW 7006 - EXTRA WHITE				Typ @ Lavatory Mirror Walls
W5	3" x 6 " GLAZED CERAMIC TILE	DALTILE	DALTILE; RETROSPACE; 3 x 6 STACK BOND INSTALLAION	RS30 MODERN WHITE				Typ @ KITCHEN BACKSPLASH
CEILING								
C1	GYP BOARD	SHERWIN WILLIAMS	FLAT OVER LEVEL IV FINISH; 1 COAT PRIMER, 2 LATEX FINISH COATS	SW 7007 - Bright White				Typ @ Washrooms
C2	MINERAL FIBER		ACOUSTIC CEILING					Typ @ Janitors Closets
MILLWORK								
CP1	CABINET PULLS							TYPICAL @ MILLWORK
PL1	PLASTIC LAMINATE	FORMICA	8907- NG - Natural Grain - Matte	FOX TEAKWOOD				TYPICAL @ Cabinet Faces, Interior Doors
PL2	METAL LAMINATE	FORMICA	Deco Metal Collection #M2032	BRUSHED PEWTER ALUMINUM				TYPICAL @ Lavatory Accessible Skirt
Q1	ENGINEERED QUARTZ	CAESARSTONE	ZCM Quartz Countertop with Laminated Eased Edge	Frosty Carrina (5141)				Typ @ Countertops

WASHROOM ACCESSORY SCHEDULE								
CODE	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	DEALER	REP NAME	CONTACT NO	REMARKS
WASHROOM ACCESSORIES								
GB1	HORIZONTAL GRAB BAR	BOBRICK	1/4" DIAMETER STAINLESS STEEL GRAB BAR WITH SNAP FLANGE	SATIN STAINLESS STEEL				TYPICAL @ RESTROOMS
GB2	L-SHAPED GRAB BAR	BOBRICK	1/4" DIAMETER STAINLESS STEEL GRAB BAR WITH SNAP FLANGE	SATIN STAINLESS STEEL				TYPICAL @ RESTROOMS
GB3	VERTICAL GRAB BAR	BOBRICK	1/4" DIAMETER STAINLESS STEEL GRAB BAR WITH SNAP FLANGE	SATIN STAINLESS STEEL				TYPICAL @ RESTROOMS
HS	HYDRATION STATION	ELKAY	LZWSDK	SATIN STAINLESS STEEL				TYPICAL @ RESTROOMS
MR1	VANITY MIRROR	TRANSOLID	MODEL #TLMF3522 SINGLE FRAMELESS LED MIRROR 22 x 36	SILVER				TYPICAL @ RESTROOMS
MR2	VANITY MIRROR	AVANITY	MODEL # LED-M59-09 LED WALL MIRROR 59 x 27.5	STEEL				TYPICAL @DOUBLE VANITIES
ND1	SANITARY NAPKIN DISPOSAL	BOBRICK	MODEL # B-254 - SANITARY NAPKIN DISPOSAL	SATIN STAINLESS STEEL				
PS	TOILET PARTITIONS	N/A	PRIVACY SCREEN	EMBOSSSED STAINLESS STEEL				TYPICAL @ RESTROOMS
PT	PAPER TOWEL DISPENSER	BOBRICK	MODEL B-72974 PLASTIC AUTOMATIC ROLL TOWEL DISPENSER	TRANSLUCENT SMOKE/GRAY				TYPICAL @ RESTROOMS
SD1	SOAP DISPENSER	ASI	MODEL # 0391-(N) - VANITY MOUNTED AUTOMATIC SOAP DISPENSER	N/A				TYPICAL @ RESTROOM LAV
TP1	TOILET PARTITIONS	HADRIAN	NO-SIGHTLINE SOLUTION WITH EMBOSSSED STAINLESS STEEL FINISH - FULL HEIGHT FLOOR-CEILING MOUNTED	EMBOSSSED STAINLESS STEEL				TYPICAL @ RESTROOMS
TT	TOILET TISSUE DISPENSER	BOBRICK	MODEL # B-4288 - SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	SATIN STAINLESS STEEL				TYPICAL @ RESTROOMS

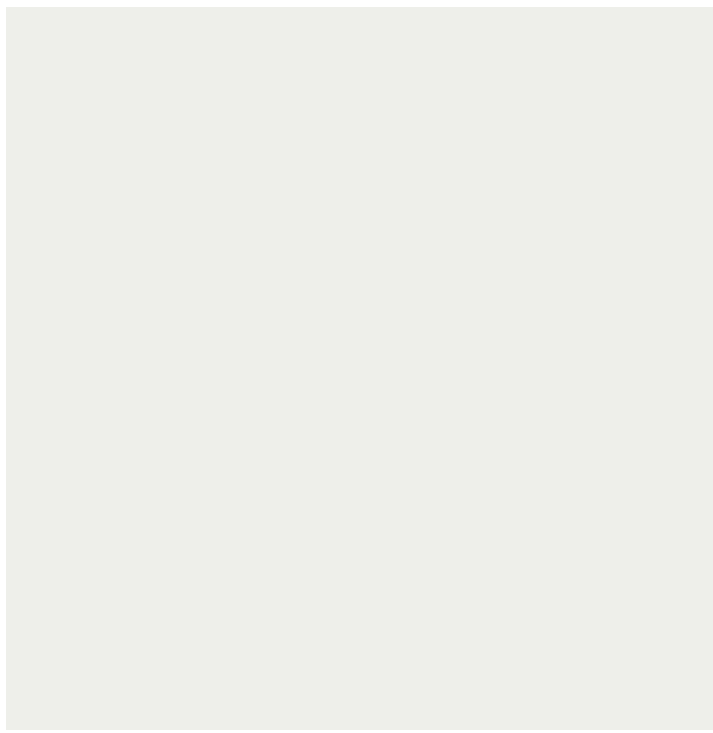
FINISH SAMPLES



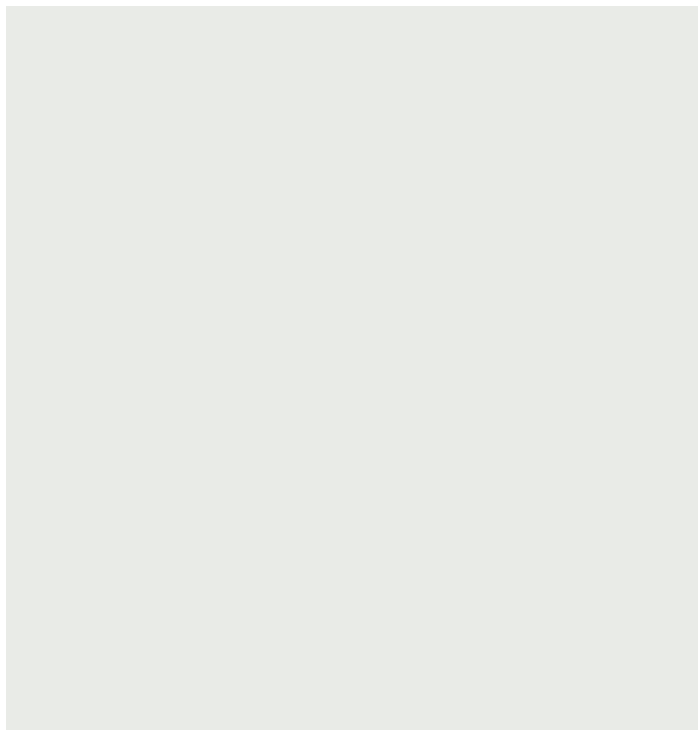
F1/B1/W2 - GLAZED CERAMIC TILE



W3 - MOSAIC GLASS WALL TILE



W4 - PAINT



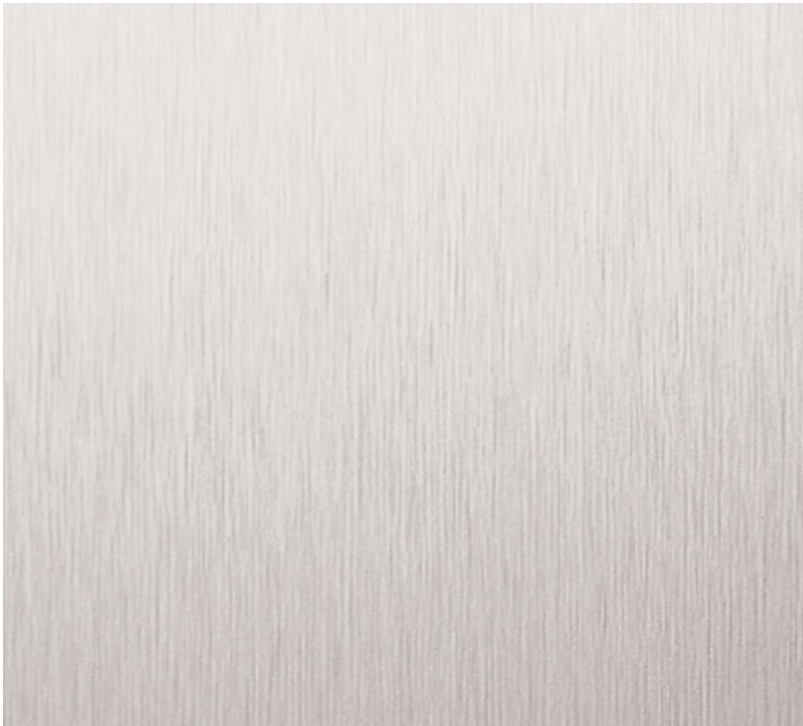
C1 - PAINT



Q1 - ENGINEERED QUARTZ COUNTERTOP



PL1 - PLASITC LAMINATE



PL2 - METAL LAMINATE

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www.powersbrown.com

PROJECT TITLE

WORKPLACENL  
WASHROOMS  
148 FOREST ROAD,  
ST. JOHN'S, NL, A1A 1E6

A PROJECT FOR  
WORKPLACE NL

GENERAL NOTES

NOTES:  
A: ALL EXISTING DOORS REMAINING IN PLACE TO BE PAINTED.  
B: EXISTING DOORS BEING REMOVED ARE TO BE PAINTED AND REUSED WHERE DOOR LOCATIONS HAVE CHANGED.

△	DATE	REVISION
1	2019-07-30	Issue for Client Review
2	2019-10-23	Phase 2- For Approvals
3	2019-11-15	Issued for Tender

PROJECT NO: 193036  
DRAWN BY: AK  
CHECKED BY: JH

SHEET TITLE

FINISH & WASHROOM  
ACCESSORY SCHEDULE

SEAL

SHEET NUMBER

A604



### MECHANICAL NOTES

### Level 3 – Kitchenette with Stove

## Ventilation

- With the renovated ceiling plan, maintain locations and sizes of existing air supply grilles.
- Ensure that the entrance door from the corridor has a grille for ventilation air flow out from air supply grilles and / or diffusers. Grille should be aluminium louvered face, fixed louvers 45° 13 mm blade spacing (E.H. Price, Model 10" x 6" / 735 / N / L / A). Place one (1) grille on each side of the door, aligned such that both louvers point down.
- Clean, vacuum out any dust / debris in the supply ducts and ceiling diffusers or grilles.
- If room is equipped with a ceiling exhaust fan, replace the kitchen exhaust fan in the ceiling with a Broan AE5011ODCL Flex DC™ Series Bathroom Exhaust Fan with LED Light and selectable CFM Settings or equal.

## Plumbing

- All plumbing works must meet National Plumbing Code 2015 requirements.
- Hydration Station (HS) to have 10 mm water line with an isolation valve, and a 50 mm drain pipe and trap. Confirm that drain pipe is within 2 meters from the closest vent pipe.
- In any fixture drain rework, use a 50 mm (2") minimum drain pipe size. Anything found with a 38 mm (1-1/2") drain pipe diameter should be upgraded to a 50 mm (2") minimum pipe size.
- Upon demolition and fixture relocation/replacement, confirm that vent pipes can be extended / relocated to maintain the venting function of the plumbing system.
- Replace or move existing fixtures as per Architectural Plans.

### Level 3 – Male Washrooms and Janitors Closet

## Ventilation

- With the renovated ceiling plan, maintain locations and sizes of existing air supply grilles.
- Ensure that the entrance doors from the corridor have grilles for ventilation air flow out from air supply grilles and / or diffusers. Grilles should be aluminum louvered face, fixed louvers 45° 13 mm blade spacing (E.H. Price, Model 10" x 6" / 735 / N / L A). Place one (1) grille on each side of the door, aligned such that both louvers point down.
- Clean, vacuum out any dust / debris in the supply ducts and ceiling diffusers or grilles.

## Plumbing

- All plumbing works must meet National Plumbing Code 2015 requirements.
- In any fixture drain rework, use a 50 mm (2") minimum drain pipe size. Anything found with a 38 mm (1-1/2") drain pipe diameter should be upgraded to a 50 mm (2") minimum pipe size.
- Upon demolition and fixture relocation/replacement, confirm that vent pipes can be extended / relocated to maintain the venting function of the plumbing system.
- Replace or move existing fixtures as per Architectural Plans.

### Level 3 – Female Healthcare Washroom

## Ventilation

- With the renovated ceiling plan, maintain locations and sizes of existing air supply grilles.
- Ensure that the entrance doors from the corridor has grilles for ventilation air flow out from air supply grilles and / or diffusers. Grilles should be aluminium louvered face, fixed louvers 45° 13 mm blade spacing (E.H. Price, Model 10" x 6" / 735 / N / L / A). Place one (1) grille on each side of the door, aligned such that both louvers point down.
- Clean, vacuum out any dust / debris in the supply ducts and ceiling diffusers or grilles.

## Plumbing

- All plumbing works must meet National Plumbing Code 2015 requirements.
- In any fixture drain rework, use a 50 mm (2") minimum drain pipe size. Anything found with a 38 mm (1-1/2") drain pipe diameter should be upgraded to a 50 mm (2") minimum pipe size.
- Upon demolition and fixture relocation/replacement, confirm that vent pipes can be extended / relocated to maintain the venting function of the plumbing system.

Replace or move existing fixtures as per Architectural Plans

### Level 3 – Male Healthcare Washroom

## Ventilation

- With the renovated ceiling plan, maintain locations and sizes of existing air supply grilles.
- Ensure that the entrance doors from the corridor has grilles for ventilation air flow from air supply grilles and / or diffusers. Grilles should be aluminium louvered face, fixed louvers 45° 13 mm blade spacing (E.H. Price, Model 10" x 6" / 735 / N / L / A). Place one (1) grille on each side of the door, aligned such that both louvers point down.
- Clean, vacuum out any dust / debris in the supply ducts and ceiling diffusers or grilles.

**A**

## Plumbing

- All plumbing works must meet National Plumbing Code 2015 requirements.
- In any fixture drain rework, use a 50 mm (2") minimum drain pipe size. Anything found with a 38 mm (1-1/2") drain pipe diameter should be upgraded to a 50 mm (2") minimum pipe size.
- Upon demolition and fixture relocation/replacement, confirm that vent pipes can be extended / relocated to maintain the venting function of the plumbing system.
- Replace or move existing fixtures as per Architectural Plans.

### Level 3 – HR Kitchenette

## Ventilation

- With the renovated ceiling plan, maintain locations and sizes of existing air supply grilles.  
Ensure that the entrance door from the corridor has a grille for ventilation air flow out from air supply grilles and / or diffusers. Grille should be aluminium louvered face, fixed louvers 45° 13 mm blade spacing (E.H. Price, Model 10" x 6" 735 / N / L / A). Place one (1) grille on each side of the door, aligned such that both louvers point down.
- Clean, vacuum out any dust / debris in the supply ducts and ceiling diffusers or grilles.
- If room is equipped with a ceiling exhaust fan, replace the kitchen exhaust fan in the ceiling with a Broan AE5011ODCL, Flex DCM™ Series Bathroom Exhaust Fan with LED Light and selectable CFM Settings or equal.

## Plumbing

- All plumbing works must meet National Plumbing Code 2015 requirements.
- Hydration Station (HS) to have 10 mm water line with an isolation valve, and a 50 mm drain pipe and trap. Confirm that drain pipe is within 2 meters from the closest vent pipe.
- In any fixture drain rework, use a 50 mm (2") minimum drain pipe size. Anything found with a 38 mm (1-1/2") drain pipe diameter should be upgraded to a 50 mm (2") minimum pipe size.
- Upon demolition and fixture relocation/replacement, confirm that vent pipes can be extended / relocated to maintain the venting function of the plumbing system.
- Replace or move existing fixtures as per Architectural Plans.

### Level 3 – Female Washrooms

## Ventilation

- With the renovated ceiling plan, maintain locations and sizes of existing air supply grilles.
- Ensure that the entrance doors from the corridor and through the vestibule have grilles for ventilation air flow out from air supply grilles and / or diffusers. Grille should be aluminium louvered face, fixed louvers 45° 13 mm blade spacing (E.H. Price, Model 10" x 6" / 735 / N / L / A). Place one (1) grille on each side of the door, aligned such that both louvers point down.
- Clean, vacuum out any dust / debris in the supply ducts and ceiling diffusers or grilles.

## Plumbing

- All plumbing works must meet National Plumbing Code 2015 requirements.
- In any fixture drain rework, use a 50 mm (2") minimum drain pipe size. Anything found with a 38 mm (1-1/2") drain pipe diameter should be upgraded to a 50 mm (2") minimum pipe size.
- Upon demolition and fixture relocation/replacement, confirm that vent pipes can be extended / relocated to maintain the venting function of the plumbing system.
- Replace or move existing fixtures as per Architectural Plans.


### Level 3 – HR Washroom

## Ventilation

- With the renovated ceiling plan, maintain locations and sizes of existing air supply grilles.
- Ensure that the entrance door from the corridor has a grille for ventilation air flow out from air supply grilles and / or diffusers. Grille should be aluminium louvered face, fixed louvers 45° 13 mm blade spacing (E.H. Price, Model 10" x 6" / 735 / N / L / A). Place one (1) grille on each side of the door, aligned such that both louvers point down.
- Clean, vacuum out any dust / debris in the supply ducts and ceiling diffusers or grilles.
- If room is equipped with a ceiling exhaust fan, replace the kitchen exhaust fan in the ceiling with a Broan ASES0110DCL, Flex DC™ Series Bathroom Exhaust Fan with LED Light and selectable CFM Settings or equal.

## Plumbing

- All plumbing works must meet National Plumbing Code 2015 requirements.
- In any fixture drain rework, use a 50 mm (2") minimum drain pipe size. Anything found with a 38 mm (1-1/2") drain pipe diameter should be upgraded to a 50 mm (2") minimum pipe size.
- Upon demolition and fixture relocation/replacement, confirm that vent pipes can be extended / relocated to maintain the venting function of the plumbing system.
- Replace or move existing fixtures as per Architectural Plans.

<div style="float: left; width: 40%; background-color: #f0f0f0; padding: 10px;"><div style="background-color: black; color: white; padding: 10px; text-align: center;"><b>powers brown architect</b></div></div> <div style="float: right; width: 60%; padding-left: 10px;"><p>Architectural Consultant: <b>Powers Brown Architecture</b> 354 Water St., Suite 212 St. John's, NL A1C 1C4 709.726.3941</p><p><a href="http://www.powersbrown.com">www.powersbrown.com</a></p></div> <div style="clear: both;"></div>		
<b>PROJECT TITLE</b>		
<h2 style="margin: 0;">WORKPLACE NL WASHROOMS</h2> <p style="margin: 0;">148 FOREST ROAD ST.JOHN'S, NL A1A 1E6</p> <hr style="width: 50%; margin: 20px auto;"/> <p style="margin: 0;">A PROJECT FOR <b>WORKPLACE NL</b></p>		
<b>MECHANICAL CONSULTANT:</b>		
<div style="display: flex; align-items: center; justify-content: space-around;"><div style="flex: 1; text-align: center;"></div><div style="flex: 2; text-align: left;"><p><b>Innovative Development &amp; Design Engineers Ltd.</b></p><p>Anderson House, 42 Power's Court St. John's, NL A1A 1B6 Tel: (709) 368-8870 <a href="http://www.iddel.ca">www.iddel.ca</a></p></div></div>		
<b>GENERAL NOTES</b>		
△	DATE	REVISION
1	2019.11.15	Issued for Tender
<b>PROJECT NO:</b> 193036		
<b>DRAWN BY:</b> D.R		
<b>CHECKED BY:</b> H.A		
<b>SHEET TITLE</b>		
<h1 style="margin: 0;">MECHANICAL NOTES</h1> <h2 style="margin: 0;">LVL 3</h2>		
<b>SEAL</b>		<b>SHEET NUMBER</b>
		M102

**WorkplaceNL  
2019-31-T  
Bathroom and Kitchenette Renovations**

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**APPENDIX “B”**

**Check List**

**Check Box to be completed and included with submission**

<b>Tender documents are completely read and understood</b>	<b>YES <input type="checkbox"/></b>	<b>NO <input type="checkbox"/></b>
<b>All addenda (if applicable) are completely read and understood</b>	<b>YES <input type="checkbox"/></b>	<b>NO <input type="checkbox"/></b>
<b>COR “letter of good standing” to be included in the submission (1.3.5.3)</b>	<b>YES <input type="checkbox"/></b>	<b>NO <input type="checkbox"/></b>
<b>Mandatory Site visit completed (2.1)</b>	<b>YES <input type="checkbox"/></b>	<b>NO <input type="checkbox"/></b>
<b>Written Statement of Company History included in the submission (2.10.4)</b>	<b>YES <input type="checkbox"/></b>	<b>NO <input type="checkbox"/></b>
<b>List of references included in the submission (2.10.6)</b>	<b>YES <input type="checkbox"/></b>	<b>NO <input type="checkbox"/></b>
<b>Warranty Information on all Goods and Services (2.10.8)</b>	<b>YES <input type="checkbox"/></b>	<b>NO <input type="checkbox"/></b>
<b>Checklist completed (Appendix “B”)</b>	<b>YES <input type="checkbox"/></b>	<b>NO <input type="checkbox"/></b>
<b>Bid form signed and completed as required in the submission (Appendix “C”)</b>	<b>YES <input type="checkbox"/></b>	<b>NO <input type="checkbox"/></b>

**The Successful Bidder must provide the following within fourteen (14) days of award:**

- A list of employees, officers, associates and approved sub-contractor assigned to perform the services, including their job titles and qualifications as per Article 3 of WorkplaceNL Standard Terms and Conditions;
- Certificates of insurance as per Article 14 of WorkplaceNL Standard Terms and Conditions;
- Safety Policy Manual as per Section 1.3.5.2 of this Tender;
- Criminal Records Screening Certificate which is acceptable to WorkplaceNL as per Section 1.3.9.3 of this Tender;
- Performance Bond as per Section 1.3.10 of this Tender;
- Proof of bonded employees and Dishonesty coverage as per Section 2.10.7 of this Tender;
- Payment schedule as per Section 3.4 of this Tender;
- Declarations of Confidentiality/Conflict of Interest signed by everyone who will perform services under the agreement as per Article 9 of WorkplaceNL Standard Terms and Conditions;
- Initialed WorkplaceNL Standard Terms and Conditions.

**WorkplaceNL  
2019-31-T  
Bathroom and Kitchenette Renovations**

---

**APPENDIX "C"**

**Bid Form**

**Name of Bidder:** \_\_\_\_\_

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

**Telephone No.:** \_\_\_\_\_ **Fax No.:** \_\_\_\_\_

**E-mail address:** \_\_\_\_\_

**Dated at:** \_\_\_\_\_ **this** \_\_\_\_\_ **day of** \_\_\_\_\_ **2019**

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

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

\_\_\_\_\_  
**Authorized Name (Printed)**

\_\_\_\_\_  
**Witness Name (Printed)**

**HST No.:** \_\_\_\_\_

Total Dollars (\$) \_\_\_\_\_ ) in Canadian Funds, **EXCLUDING** HST.

**Direct Deposit** **Agree**\_\_\_\_\_

**Electronic Invoicing** **Agree**\_\_\_\_\_

**Price Protection Period for 90 days** **Agree**\_\_\_\_\_

**I hereby acknowledge that I have read and understand any and all addenda** **Agree**\_\_\_\_\_

**WorkplaceNL  
2019-31-T  
Bathroom and Kitchenette Renovations**

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**APPENDIX "D"**

**Form of Performance Bond**

No. \_\_\_\_\_

**Fifty (50) % of Contract Price**

**KNOW ALL MEN BY THESE PRESENTS THAT**

\_\_\_\_\_, hereinafter called "**PRINCIPAL**" and \_\_\_\_\_ a corporations created and existing under the laws of \_\_\_\_\_ and duly authorized to transact the business of Surety ship in \_\_\_\_\_, hereinafter called "**SURETY**", are held and firmly bound unto Workplace Health, Safety and Compensation Commission, Hereinafter called "**OBLIGEE**", in the amount of **50% of Contract Price** lawful money of Canada, for the payment of which sum, well and truly to be made, **PRINCIPAL** and **SURETY**, jointly and severally, bind themselves and each of them and their and each of their heirs, executors, administrators, successors and assigns firmly by these presents.

**WHEREAS, PRINCIPAL** has submitted a written Agreement to **OBLIGEE**, dated the \_\_\_\_\_ day of \_\_\_\_\_, which is by reference made part hereof and hereinafter referred to as the Agreement.

**NOW, THEREFORE, THE CONDITION OF THE OBLIGATION** is such that if **PRINCIPAL** shall promptly and faithfully perform the Agreement then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Whenever **PRINCIPAL** shall be, and declared by **OBLIGEE** to be, in default under the Contract, **OBLIGEE** having performed **OBLIGEE's** obligations up to the time of default thereunder, **SURETY** may promptly remedy the default of shall promptly:

- a. Complete the Agreement in accordance with its terms and conditions; or
- b. Obtain a bid or bids for submission to **OBLIGEE** for completing the Agreement in accordance with its terms and conditions, and upon determination by **OBLIGEE** and **SURETY** of the lowest responsible bidder, arrange for an Agreement between such bidder and **OBLIGEE** and make available as work progresses (even though there should be a default, or a succession of defaults, under the Agreement or Agreement of completion, arranged under this paragraph) sufficient funds to pay for the cost of completion less the balance of the Agreement price; but not exceeding, including other costs and damages for which **SURETY** may be liable hereunder, the amount herein before set forth. The term "balance of Agreement price", as used in this paragraph, shall mean the total amount payable by **OBLIGEE** to **PRINCIPAL** under the Agreement, less the amount properly paid by **OBLIGEE** to **PRINCIPAL**.

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**Bathroom and Kitchenette Renovations**

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Any suit under this Bond must be instituted before the expiration of two (2) years from the date on which final payment under the Agreement is due.

**SURETY** shall not be liable for a greater sum than the specified amount of this Bond.

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

**PROVIDED, HOWEVER**, that no variation or alteration which may be made in the Agreement, or in the extent, nature, or method of performance of the Services to be performed thereunder, and no extension of time given by **OBLIGEE** for the performance of the Agreement, nor any waiver, forbearance or forgiveness on the part of either **PRINCIPAL** or **OBLIGEE** to the other shall in any way release **PRINCIPAL** and **SURETY**, or either or them, or their heirs, executors, administrators, successors and assigns from their liability hereunder, notice to **SURETY** of such variation, alteration, extension, waiver, forbearance or forgiveness being hereby expressly waived.

**AND IT IS HEREBY DECLARED AND AGREED** that **SURETY** shall be liable under this obligation as fully as if it were **PRINCIPAL** and that nothing of any kind or nature whatsoever that will not discharge **PRINCIPAL** shall operate as a discharge or a release of liability to **SURETY**, any law, rule or usage relating to the liability of sureties to the contrary notwithstanding.

**IN TESTIMONY, WHEREOF, PRINCIPAL** has hereto set its hand and affixed its seal and **SURETY** has caused its corporate seal to be affixed hereto, in accordance with its regulations and in the presence of its duly authorized officers this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**THE COMMON SEAL of PRINCIPAL**  
was hereon affixed in the presence of:

\_\_\_\_\_  
**Witness**

\_\_\_\_\_(seal)  
**Principal**

**THE COMMON SEAL of SURETY**  
was hereon affixed in the presence of:

\_\_\_\_\_  
**Witness**

\_\_\_\_\_(seal)  
**Surety**



## STANDARD TERMS AND CONDITIONS

**1. Agreement** - This Agreement includes the following documents and any conflict between the documents shall be resolved by giving priority to the documents in the order as they appear:

- (a) executed agreement between WorkplaceNL and the Contractor to which this document is appended (if applicable);
- (b) WorkplaceNL Confidentiality Schedule (if applicable);
- (c) WorkplaceNL Standard Terms and Conditions;
- (d) Declaration(s) of Confidentiality/Conflict of Interest;
- (e) procurement documents (including purchase orders) issued by WorkplaceNL; and
- (f) Contractor's bid, proposal or quote.

This Agreement constitutes the whole agreement of the parties relative to the purchase of Services from the Contractor by WorkplaceNL and supersedes all prior negotiations, representations, or agreements, either written or oral.

**2. Services** – Services means all goods, materials and/or services required under this Agreement.

The Contractor shall provide the Services. WorkplaceNL is responsible for the evaluation of the scope and suitability of the Services provided by the Contractor.

**3. Independent Contractor Status** - The Contractor is an independent contractor as to all Services. Neither the Contractor, its employees, officers, associates nor approved sub-contractors, if any, are to be construed as constituting employees, agents, or representatives of WorkplaceNL. As an independent contractor, the Contractor assumes all legal and contractual obligations arising out of the performance of the Services.

The Contractor shall not enter into any contract or commitment in the name of or on behalf of WorkplaceNL, or bind WorkplaceNL in any respect or make statements or representations of any kind or take any other actions that would be binding on WorkplaceNL except as specifically provided in this Agreement.

The Contractor shall be fully responsible for any and all employee benefits to be provided to the Contractor's employees. Neither the Contractor nor its employees, officers, associates or approved sub-contractors shall be entitled to participate in or receive any benefits whatsoever from WorkplaceNL as a result of performing Services. The Contractor is solely responsible for deducting the appropriate withholdings from the Contractor and its employees' pay cheques and for the remittance of such withholdings to the appropriate regulatory body as required by law.

Prior to commencing provision of Services the Contractor shall provide to WorkplaceNL a list of employees, officers, associates and approved sub-contractors assigned to perform the Services including their job titles and qualifications for the provision of Services. The employees, officers, associates and sub-contractors assigned to perform Services shall not change except with prior written consent of WorkplaceNL.

WorkplaceNL may, in its sole discretion, request that any employee, officer, associate or approved sub-contractor of the Contractor be prohibited from the performance of Service and/or from access to any files and/or to WorkplaceNL's premises, and the Contractor shall immediately comply with this request. The Contractor hereby releases and forever discharges and holds harmless WorkplaceNL from any costs, claims, losses, and damages of any kind whatsoever based on negligence, defamation, wrongful discharge/dismissal or otherwise which the Contractor may suffer, sustain, pay or incur as a result of any actions under this paragraph and will indemnify, defend and hold harmless WorkplaceNL against any third party claims based on actions hereunder.

**4. Sub-Contractor** - Without the prior written consent of WorkplaceNL, the Contractor shall not sub-contract any part of the Services, assign or transfer any interest, or delegate any responsibility arising out of this Agreement, to anyone other than the approved employees, officers, associates, or sub-

contractors of the Contractor in accordance with the provisions of this Agreement. Prior to approval of a sub-contractor, the Contractor must establish to the satisfaction of WorkplaceNL, that the sub-contractor also meets the requirements of this Agreement.

**5. Payment** - Provided the Contractor has complied with all terms, conditions and provisions of this Agreement, WorkplaceNL shall make payments to the Contractor of those fees as set forth in this Agreement, following appropriate invoicing by the Contractor. WorkplaceNL shall not be liable to the Contractor for any other costs or expenses, unless such costs or expenses are approved in advance and in writing by WorkplaceNL, or are specifically set out in this Agreement. The Contractor shall submit expense claims in a format acceptable to WorkplaceNL.

WorkplaceNL shall effect payment of invoices within thirty (30) days of receipt of an acceptable invoice by WorkplaceNL provided that the amounts so billed are correct and properly payable under this Agreement. All invoices shall include the Contractor's registration number for Harmonized Sales Tax (HST) and shall separately identify the amounts of such tax. Payment of invoices may be delayed through failure of the Contractor to identify the registration number and the amount of HST. The Contractor shall maintain records sufficient to verify invoices submitted to WorkplaceNL and WorkplaceNL shall not be responsible for reconciliation and/or review of incorrect bookkeeping by the Contractor.

WorkplaceNL will not pay interest on late or overdue accounts.

Payment for Services shall be made by direct deposit. The Contractor shall supply the necessary banking information to WorkplaceNL within seven (7) working days of awarding the contract.

Purchase orders and notices of payments will be forwarded to the Contractor from WorkplaceNL. The Contractor shall supply facsimile information to WorkplaceNL within seven (7) working days of awarding the contract.

Services which have been performed prior to the issuance of a purchase order shall not be invoiced to WorkplaceNL. Only Services rendered within the date range delineated on the purchase order will be paid by WorkplaceNL.

The Contractor shall only submit an invoice for payment once. If the Contractor has not received payment for an invoice, the Contractor may contact the Accounts Payable Department of WorkplaceNL but it shall not resubmit the invoice unless expressly requested by WorkplaceNL. If the Contractor sends a Statement of Account, it shall be clearly marked "Statement of Account" at the top of the page.

**6. Set-Off** - At its sole option and without notice to the Contractor, WorkplaceNL shall have the right to set-off any amount due to WorkplaceNL by the Contractor under this Agreement or otherwise against any amount due and owing by WorkplaceNL to the Contractor under this Agreement.

**7. Non-exclusive** - This Agreement does not create an exclusive relationship between the Contractor and WorkplaceNL. WorkplaceNL may also, at any time retain other contractors to perform work in relation to the Services or any changes or additions to such Services. The Contractor is free to, and it is anticipated that the Contractor will, engage with other clientele in addition to its engagement herein with WorkplaceNL.

**8. Conflict of Interest** – The Contractor shall not provide Services if the Contractor is in a conflict of interest. The Contractor shall not permit any actual, possible or perceived conflict of interest between the interest of WorkplaceNL and/or its clients and the interest of the Contractor. The Contractor shall immediately disclose any such conflict of interest to WorkplaceNL in writing. WorkplaceNL shall, in its sole discretion, determine if an actual, possible or perceived conflict of interest exists and determine the appropriate course of action to be taken by WorkplaceNL and/or the



## STANDARD TERMS AND CONDITIONS

Contractor. WorkplaceNL's decision in this regard shall be final and conclusive.

The Contractor:

- (a) shall conduct all duties related to this Agreement with impartiality;
- (b) shall not influence, seek to influence, or otherwise take part in a decision of WorkplaceNL and/or WorkplaceNL's client, knowing that the decision might further its private interests;
- (c) shall not offer, solicit, receive or accept any communication, discount, allowance, payment, gift, or other benefit that is connected, directly or indirectly, with the performance of any Services, that causes, or would appear to cause, a conflict of interest; and
- (d) shall have no financial interest in the business of a third party that causes, or would appear to cause, a conflict of interest in connection with the performance of any Services.

**9. Confidentiality** - All data and information of or concerning WorkplaceNL, WorkplaceNL clients, or of third parties to whom WorkplaceNL owes a duty of confidence, obtained by the Contractor, its employees, officers, associates, and/or approved sub-contractors, is:

- (a) to be treated as confidential;
- (b) to be used only to supply or perform Services to WorkplaceNL pursuant to this Agreement;
- (c) not to be reproduced or disclosed to anyone other than WorkplaceNL personnel as required in the performance of this Agreement;
- (d) not to be removed from the offices of WorkplaceNL without prior written consent of WorkplaceNL;
- (e) to be delivered to WorkplaceNL without cost forthwith upon demand, including all copies and records of same; and
- (f) to be protected by making reasonable security arrangements against such risks as unauthorized access, collection, use, disclosure, disposal, and disaster.

Nothing in the Agreement will prohibit or limit either Party's use or disclosure of information (including, but not limited to, ideas, concepts, knowledge, techniques, and methodologies) which is:

- (a) previously known to it without an obligation of confidence;
- (b) independently developed by or for it;
- (c) acquired by it from a third party which is not under an obligation of confidence with respect to such information; or
- (d) required by law. In the case of a disclosure required by law, the Contractor shall notify WorkplaceNL in writing prior to the disclosure to provide an opportunity to restrain the disclosure.

The Contractor will notify WorkplaceNL both verbally and in writing in the event of any unauthorized access to or disclosure of data or information.

The Contractor acknowledges that WorkplaceNL is bound by the terms of the **Workplace Health, Safety and Compensation Act**, RSNL 1990, c. W-11, as amended (the "**Act**"), the **Access to Information and Protection of Privacy Act**, 2015, SNL 2015, c. A-1.2, as amended ("**ATIPPA**"), the **Management of Information Act**, SNL 2005, c. M-1.01, as amended, the **Privacy Act**, RSNL 1990, c. P-22, as amended, and the **Personal Health Information Act**, SNL 2008, c. P-7.01, as amended, and agrees to abide strictly by the terms of these and any other applicable laws and professional standards respecting the collection, use and disclosure of data or information that the Contractor, its employees, officers, associates, and/or approved sub-contractors, could become exposed to directly or indirectly during the performance of Services. WorkplaceNL may be compelled to disclose data or information pursuant to **ATIPPA**.

The Contractor shall observe all requirements, standards and protocols of WorkplaceNL, relating to confidentiality, conflict of interest, and collection, storage, transfer, copying, modification, use, disclosure and disposition of information. The Contractor shall comply with the provisions of the attached "Declaration of Confidentiality/Conflict of Interest" and shall provide to WorkplaceNL executed copies of the said Declaration of Confidentiality/Conflict of Interest by the Contractor and all of the Contractor's employees, officers, associates, and/or approved sub-

contractors who will perform Services under the Agreement prior to the provision of Services.

Without limiting the generality of the foregoing, the Contractor acknowledges that WorkplaceNL shall have the right to obtain injunctive relief for violation of the terms of the clause. All those carrying out this Agreement on the Contractor's behalf are subject to this Agreement and may be liable to suit by WorkplaceNL for breaching this clause.

When deemed appropriate by WorkplaceNL, in its sole discretion, WorkplaceNL may also require the Contractor and its employees, officers, associates, and/or approved sub-contractors to comply with the WorkplaceNL Confidentiality Schedule. The Contractor must initial the WorkplaceNL Confidentiality Schedule which will form part and parcel of this Agreement.

**10. Ownership of Information** - All materials, data, designs, plans, drawings, specifications, research, reports, notes, estimates, summaries, calculations, surveys, papers, completed work, and work in progress and such other information and materials or parts thereof as are compiled, drawn and produced by the Contractor in performing the Services, including without limitation computer printouts and computer models and all copyrights thereto and all patents, trademarks and industrial designs arising therefrom are the sole and exclusive property of WorkplaceNL and the contents thereof are privileged and confidential. Nothing in the Agreement shall give the Contractor a right, however arising, to assert any lien, claim, demand, property right, remedy or security right of any kind over the information provided to the Contractor pursuant to the terms of the Agreement. The Contractor acknowledges that WorkplaceNL's right to this information shall at all times be paramount to any rights of the Contractor, at law or in equity, and that the Contractor's remedies against WorkplaceNL for WorkplaceNL's breaches under the Agreement do not include the right to deprive WorkplaceNL of access to WorkplaceNL's information in the Contractor's possession.

**11. Access to Information** - WorkplaceNL is subject to the **ATIPPA** and consequently the public has a right of access to WorkplaceNL's records. WorkplaceNL shall not be liable for any claims, costs, losses or damages experienced by the Contractor as a result of WorkplaceNL's release of information to another party pursuant to the provisions of **ATIPPA** or due to any other legal requirements.

**12. Warranty and Liability** - The Contractor represents, warrants and covenants that:

- (a) the information contained in its bid, proposal or quote is true and accurate;
- (b) all equipment supplied meets and is operated in accordance with the manufacturer's specifications and applicable regulatory requirements;
- (c) all Services provided are free from any defects in design, materials and workmanship, and that the Services fully comply with specifications and are suitable and fit for its intended purpose;
- (d) the supply of Services will not infringe any patent, trademark or copyright;
- (e) the Contractor provides good and clear title to the Services to WorkplaceNL;
- (f) the Contractor, its employees, officers, associates and approved sub-contractors have the necessary skills, expertise, materials and experience, are qualified in the safe work procedures and operations of equipment, and shall provide and perform the Services in accordance with the provisions of this Agreement;
- (g) the Contractor shall provide and perform the Services in accordance with all applicable law and professional standards, and in a skilful, safe, efficient and professional manner satisfactory to WorkplaceNL;
- (h) the Contractor, its employees, officers, associates and approved sub-contractors shall comply with all safety and security rules and workplace policies and procedures in effect from time to time while using or accessing WorkplaceNL's premises, assets, and/or resources;

## STANDARD TERMS AND CONDITIONS

- (i) the Contractor, its employees, officers, associates, and/or approved sub-contractors will not commence work while under the influence of alcohol, marijuana or illegal drugs;
- (j) the Contractor, its employees, officers, associates, and/or approved sub-contractors shall comply with the **Occupational Health and Safety Act**, RSNL 1990, c. O-3, and the Regulations thereto, as amended; and
- (k) if the Contractor is carrying on an undertaking in the Province of Newfoundland and Labrador, the Contractor will during the term of this Agreement continue to be registered and authorized to carry on business in compliance with the laws of the Province of Newfoundland and Labrador.

The Contractor shall supply all labour, materials, and supervision to complete the Services in accordance with the Agreement. The Contractor shall obtain all permits and licences, pay such fees, and give all notices necessary for the lawful performance of the Services. Except as otherwise specifically stated in this Agreement, all facilities and equipment required for the provision of the Services shall be provided by the Contractor and shall remain the property and responsibility of the Contractor.

The Contractor is fully and solely responsible for the actions of the Contractor and its employees, officers, associates, and/or approved sub-contractors in performance of the Services and to ensure compliance with this Agreement. WorkplaceNL's approval of employees, officers, associates, or sub-contractors does not relieve the Contractor of the Contractor's responsibilities under this Agreement.

**13. Indemnity** - The Contractor shall indemnify and hold harmless WorkplaceNL from and against all claims, actions, losses, expenses, costs and direct damages of every nature and kind whatsoever which WorkplaceNL or its employees, officers, associates, or agents may suffer where the same are based upon or arise out of anything done or omitted to be done by the Contractor or its employees, officers, associates, and/or approved sub-contractors.

**14. Insurance** - The Contractor shall, at its own expense and without limiting its liability herein, insure its operations under a contract of General Liability Insurance, with an insurer licensed in Newfoundland and Labrador, in an amount not less than Two Million Dollars (\$2,000,000) per occurrence, with an annual general aggregate, if any, of not less than Four Million Dollars (\$4,000,000) for each of its locations, insuring against any and all bodily injury, personal injury and property damage including loss of use thereof. Such insurance shall include blanket contractual liability and shall be in effect for the duration of the Agreement and any extensions or renewals. The deductibles applicable to the insurance required shall not exceed Five Thousand Dollars (\$5,000) per occurrence.

Certificates of insurance shall be provided to WorkplaceNL prior to the provision of Services under this Agreement and within thirty (30) days of any insurance renewal. All insurance called for under this Agreement shall be endorsed to provide WorkplaceNL with thirty (30) days advance written notice of cancellation, failure to renew or material change (material defined as any change restricting or reducing required coverage). WorkplaceNL may, at any time, request certified true copies of the policies and they shall be provided within fourteen (14) working days of the request. All insurance called for under this Agreement shall be primary insurance and shall not require the pro rata sharing of any loss by WorkplaceNL or any insurer of WorkplaceNL.

**15. Good Standing and Safety** – If the Contractor is engaged in, about or in connection with an industry in the province of Newfoundland and Labrador under the **Act**, prior to commencing provision of Services and during the term of this Agreement, the Contractor and any approved sub-contractors must be registered as an employer or have independent operator coverage under the **Act**, must be in good standing with WorkplaceNL, and shall comply with the **Act** and the Regulations thereto, as amended. The Contractor authorizes WorkplaceNL to obtain confirmation of the same.

### **16. Performance Standards**

Time is of the essence in the performance of the Agreement.

WorkplaceNL may notify the Contractor of any deficiencies, and in the event that the Contractor has failed to rectify the deficiencies within the time allocated by WorkplaceNL, WorkplaceNL may, at its discretion, obtain the Services, complete the work or rectify the deficiencies to its satisfaction and shall be entitled to deduct and set-off the costs of such work or rectification from any moneys due to the Contractor.

WorkplaceNL shall not be obligated to make any payments for Services rendered by the Contractor to remedy errors or omissions for which, in the reasonable opinion of WorkplaceNL, the Contractor is responsible.

**17. Inspection** – All Services are subject to final inspection and acceptance by WorkplaceNL. Services failing to conform to the specifications of this Agreement will be held at the Contractor's risk and may be returned to the Contractor. If so returned, all related costs are the responsibility of the Contractor. Services failing to conform to specifications of the Agreement may result in WorkplaceNL making adjustments to invoices.

**18. Non-waiver** – Mere acceptance of shipment of the Services specified and any inspection thereto by WorkplaceNL, shall not alter, limit or affect the obligations of the Contractor or the rights of WorkplaceNL herein or at law.

**19. Title and Risk** - Title to Services shall not pass to WorkplaceNL until delivered to a WorkplaceNL location and until such time shall be at the sole risk of the Contractor.

**20. Canadian Standards Association (CSA) Approval** – The Contractor shall ensure that all electrical, materials, hardware and assemblies supplied under the Agreement are fully CSA approved.

**21. Workplace Hazardous Materials Information System (WHMIS)** – When dealing with materials designated as hazardous, the Contractor shall ensure all goods and materials are provided with appropriate labels and material safety data sheets where required by WHMIS legislation.

**22. Changes** – WorkplaceNL, without invalidating the Agreement, may alter, add to or delete from the work, the Agreement sum being adjusted accordingly provided the Contractor has agreed to the same in writing. All such changes shall be governed by the conditions of the original Agreement. Any changes and unforeseen extras must be documented by change orders and approved by WorkplaceNL prior to proceeding. Supplementary invoices not supported by change orders will not be honored. The Contractor must notify WorkplaceNL of changes in the Contractor's policy or organization that affects its ability to meet its obligations outlined in the Agreement.

**23. Termination** - This Agreement may be terminated at any time by the mutual consent of the Parties.

WorkplaceNL may terminate this Agreement at any time, without cause, by giving thirty (30) calendar days written notice to the Contractor. WorkplaceNL shall not be subject to a claim for damages by the Contractor for any such termination.

WorkplaceNL may, in addition to and not in lieu of any other right or remedy available, at law or in equity, on the terms outlined in this paragraph terminate this Agreement at any time without notice, for cause and without compensation to the Contractor should:

- (a) the Contractor, its employees, officers, associates, and/or approved sub-contractors be in breach of any provision of this Agreement;
- (b) WorkplaceNL determine, in its sole discretion, that the Services are being provided in a manner inconsistent with this Agreement;
- (c) the Contractor fail to make adequate progress in the performance of the Agreement, or alternatively, an indication by the Contractor that

## STANDARD TERMS AND CONDITIONS

they cannot or will not meet any or all of the requirements of the Agreement;

- (d) WorkplaceNL determine, in its sole discretion, that the invoicing practices of the Contractor are unsatisfactory or improper; or
- (e) the Contractor becomes insolvent or bankrupt or makes an assignment for the benefit of creditors or receivers appointed of its business, or a voluntarily or involuntary petition in bankruptcy is filed, or proceedings for the reorganization or winding up of the Contractor is instituted.

WorkplaceNL may terminate the Agreement immediately or may provide the Contractor with written notice of the above noted default and provide the Contractor an opportunity to rectify the said default within 72 hours. If the default is not rectified to the satisfaction of WorkplaceNL within 72 hours, then WorkplaceNL can proceed to terminate this Agreement, for cause, without further notice.

Where this Agreement is terminated, either by mutual consent or otherwise, the Contractor shall, without any further fee or cost whatsoever to WorkplaceNL:

- (a) upon the effective date of termination of this Agreement cause all Services being provided under this Agreement to be discontinued, unless WorkplaceNL has provided its express, written consent to the continuation of Services; and
- (b) within thirty (30) working days of the effective date of termination, provide all work product and all final invoices for Services completed to the date of termination pursuant to this Agreement. The obligations of WorkplaceNL to make payment to the Contractor shall continue for Services performed up to and including the date of termination but do not continue beyond that time period. If the Agreement stipulates a lump sum payment, any such payment for Services performed shall be valued proportionately to the value of the contract.

The Contractor shall not be entitled to any other payment in respect of such termination including, without prejudice to the generality of the foregoing, any payment for any consequential loss or damage or loss of profits arising from termination of this Agreement or in any other way related thereto.

**24. Force Majeure** – Neither the Contractor nor WorkplaceNL shall be deemed to be in default of its obligations under this Agreement, if, and for as long as, any delay or non-performance is directly or indirectly caused by or results from events of Force Majeure beyond the control of that party. These events shall include, but not be limited to, strikes, civil disturbances, wars, fires, acts of God, and acts of any government or branch or agency thereof.

Force Majeure shall not include the following:

- (a) late delivery of equipment or materials caused by congestion at a manufacturer's plant or elsewhere, an oversold condition of the market, inefficiencies, or similar occurrences; and
- (b) late performance by a sub-contractor(s) unless the delay arises out of a Force Majeure occurrence in accordance with this clause.

**25. Records and Audit** - The Contractor shall maintain appropriate records and files in relation to the Services provided under this Agreement for seven (7) years, at which time the Contractor will destroy any and all copies and versions of the said records and files. The Contractor will retain copies of the records and files only to the extent required by law and applicable professional standards. The Contractor shall provide a copy of the said records and files within seven (7) working days of receipt of a written request from WorkplaceNL.

In addition to any other rights of inspection or audit that WorkplaceNL may have under this Agreement or under statute, WorkplaceNL or a person

authorized by WorkplaceNL, may, at any reasonable time and upon reasonable notice to the Contractor, inspect, audit and evaluate the Contractor's compliance with the terms of this Agreement, including but not limited to compliance with Service and invoice obligations, privacy, security and information management, under this Agreement through any means including but not limited to the following means:

- (a) on-site visit and examination of records and files, and inspection of electronic devices upon WorkplaceNL's request;
- (b) observation of the performance of the Services in progress;
- (c) full access to records and files and the ability to make copies of the record; and
- (d) oral or written communication pertaining to Services with any clients, employees, associates, directors, officers, agents and approved sub-contractors of the Contractor.

Notwithstanding any other provision of this Agreement, WorkplaceNL shall not be responsible for the Contractor's costs or fees associated with compliance with this section.

**26. General** - The paragraph headings shall not be considered in interpreting the text.

**27. Invalid or Unenforceable Provision** - If any term or provision of this Agreement is found to be illegal, invalid, or unenforceable, notwithstanding this Agreement may, at WorkplaceNL's option, remain in full force and effect and such term or provision shall be deemed removed from this Agreement and the remaining provisions form a valid agreement.

**28. Waiver** - Any waiver of, or consent to depart from, the requirements of any provision of this Agreement shall be effective only if it is in writing and signed by the party giving it, and only in the specific instance and for the specific purpose for which it has been given. Failure on the part of any party to exercise, and/or delay in exercising, any right under this Agreement shall not operate as a waiver of such right. No single or partial exercise of any such right shall preclude any other or further exercise of such right or the exercise of any other right.

**29. Governing Law** - This Agreement shall be governed by and interpreted in accordance with the laws of the Province of Newfoundland and Labrador, and the forum for all disputes shall be the Courts of the Province of Newfoundland and Labrador.

**30. Survival of Obligations** – All the obligations of the Contractor under this Agreement, including but not limited to independent contractor status, confidentiality, warranty and liability, records and audit, termination, indemnification and insurance provisions, shall survive the termination or completion of this Agreement.

**31. Promotion** - The Contractor shall not associate WorkplaceNL in any advertising or other promotional materials or messages associated with it without WorkplaceNL's prior written consent. The Contractor, its employees, officers, associates and/or approved sub-contractors shall not approach WorkplaceNL personnel, to in any way promote the business of the Contractor.

**32. Enurement** – Subject to the express limitations set out in the Agreement, this Agreement shall enure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and permitted assigns of the Parties.

**33. Agreement Amendment** - The Agreement may only be modified by a written agreement signed by persons duly authorized by the Contractor and WorkplaceNL.

**STANDARD TERMS AND CONDITIONS****DECLARATION OF CONFIDENTIALITY/CONFLICT OF INTEREST**

I, \_\_\_\_\_, of \_\_\_\_\_ do declare that:  
(Print name of individual) (Print name of contractor)

1. I am either a) an owner of the Contractor; b) an employee of the Contractor; c) an independent contractor or d) I have been determined to be an employee of the Contractor by WorkplaceNL pursuant to the **Workplace Health, Safety and Compensation Act**. I am not an employee of WorkplaceNL.
2. I will perform Services pursuant to the Agreement between the Contractor and WorkplaceNL in relation to WorkplaceNL and/or in relation to clients of WorkplaceNL. All data and information received or obtained in the course of performing the Services, either directly or indirectly, is confidential information. I shall conduct myself in accordance with applicable privacy legislation and professional standards and I shall keep in confidence any such confidential information. I shall not collect, use, or retain any such confidential information whatsoever except to the extent necessary to perform Services. I will protect this information from disclosure to any other person or other entity whatsoever.
3. I acknowledge that I have read and understand the WorkplaceNL Standard Terms and Conditions and any applicable WorkplaceNL Confidentiality Schedule and I, hereby, agree to comply with all terms and conditions outlined therein.
4. Upon termination of my employment with the Contractor or when required, I shall return to the Contractor any and all confidential information obtained in the course of performing Services which is in my possession and/or control. When required, I shall return to WorkplaceNL any and all confidential information obtained in the course of performing Services which is in my possession and/or control. I will retain copies of confidential information only to the extent required by law and applicable professional standards.
5. I will not permit any actual, possible or perceived conflict of interest between the interests of WorkplaceNL and/or its clients and the interests of either myself or the Contractor, and will immediately disclose any such conflict to WorkplaceNL in writing.
6. I agree:
  - (a) to conduct all duties related to Services with impartiality;
  - (b) that I shall not influence, seek to influence, or otherwise take part in a decision related to WorkplaceNL and/or its client, knowing that the decision might further my private interests or the interests of the Contractor;
  - (c) that I shall not accept any communication, discount, allowance, payment, gift, or other benefit that is connected, directly or indirectly, with the performance of Services, that causes, or would appear to cause, a conflict of interest; and
  - (d) that I shall have no financial interest in the business of a third party that causes, or would appear to cause, a conflict of interest in connection with the performance of Services.
7. I acknowledge having read, understood and obtained receipt of a copy of this declaration.

**SWORN/AFFIRMED** at \_\_\_\_\_,  
in the Province of Newfoundland and Labrador, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2019, before me:

\_\_\_\_\_  
Commissioner of Oaths

\_\_\_\_\_  
Signature of Individual