

Specifications

DIVISION 01 - GENERAL REQUIREMENTS

SPECIFICATIONS

Any and all representations in these documents are furnished merely for general information and are not in any way warranted or guaranteed by or on behalf of the Contract Administrator. If a specific material or brand name product has been referenced, it is only to show the quality of material being used in the final specification and during construction of this project.

CONTRACTORS REPRESENTATION

The Contractor represents that, in commencing with the Work, he has had the opportunity to visit the site, examine all site conditions, has familiarized himself with all required documents, is satisfied he can complete the Work, and will place his warranty on the Work.

CODES AND STANDARDS

All Work shall comply with all current applicable code, regulations, by-laws and ordinances for the City of Winnipeg, and the Province of Manitoba.

01001 GENERAL

All facilities, labour, material, and equipment, that are typically required for the completion of the Work shall be the responsibility of the Contractor and are to be included in any bid proposal. All sections in these Specifications carry a one (1) year Standard Construction Warranty and Guarantee against labour and material defects including Work performed by subcontractors. All equipment warranties greater than one (1) year will be passed to the Contract Administrator at project completion.

01003 ALLOWANCES

Not applicable to this contract.

01050 FIELD ENGINEERING

The Contractor shall provide for Field engineering services required for proper completion of the Work.

01300 SUBMITTALS

Provide 3 copies of shop drawings and samples where noted. Submit to Contract Administrator as directed. Provide as-built and/or record drawings at the end of the project.

01500 TEMPORARY FACILITIES AND CONTROLS

The Contractor shall provide for all temporary facilities unless as permitted by the Contract Administrator and as negotiated in the Contract. The builder shall be responsible for provision of all temporary barricades, hoarding, dust screens, weather enclosures as may be required of the Work and for the safety of the Contract Administrator, tenants and public and to the satisfaction of the City and Local Authorities.

01700 CONTRACT CLOSEOUT

Upon substantial completion of all work, the project will be inspected with representatives of the Contract Administrator and for the purpose of itemizing a final punch list.

The project will be turned over broom clean and ready for use.

Closeout submittal to include but not be limited to: Project record documents i.e. "as built" drawings, specifications, shop drawings, etc.; Operation and maintenance manuals as available; Warranties and bonds; Keying and keying schedule; Spare parts and material extra stock; Release of liens; List of subcontractors, service organizations and principal vendors.

01710 CLEANING

The Contractor is responsible for maintaining a clean site in a standard of cleanliness consistent with safe and efficient construction operations.

Final cleaning of the structure: Broom clean all decks; Clean and wash all glass inside and out; Clean all flooring materials.

DIVISION 02 - SITE WORK

02110 SITE PREPARATION

Provide for all necessary barricades, hoarding, dust screens. Locate area and extent of work and coordinate with the Contract Administrator.

02130 CUTTING AND PATCHING

Beginning of cutting or patching means acceptance of existing conditions.

Submit written request in advance of cutting or alteration which affects: Structural integrity of any element of Project; Integrity of weather-exposed or moisture-resistant elements; Efficiency, maintenance, or safety of any operational element; Visual qualities of sight-exposed elements; Work of Contract Administrator or separate contractor.

Perform cutting, fitting, and patching including excavation and fill, to complete the Work. Remove and replace defective and non-conforming work. Provide openings in non-structural elements of Work for penetrations of mechanical and electrical work. Perform work to avoid damage to other work. Prepare proper surfaces to receive patching and finishing. Restore work with new products in accordance with Contract Documents. Fit work airtight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces. Refinish surfaces to match adjacent finishes; for continuous surfaces refinish to nearest intersection; for an assembly, refinish entire unit.

02130 SELECTIVE DEMOLITION FOR RENOVATION WORK

Work of this section generally includes selective demolition consisting of removal of constructed elements and existing materials and finishes and cutting openings, recesses, to accommodate new work and finishes. Coordinate work with all trades. Comply with National Building Code, Construction Safety Measures at Construction and Demolition Sites and Provincial requirements.

Work to include but not be limited to removal and cutting of existing chainlink fencing and line posts, metal stair railings, wood paneling, grilles and vent covers, openings for mechanical and electrical devices.

Workers must be knowledgeable or have the ability to identify asbestos or other hazardous materials. Immediately stop Work in the area and notify the Contract Administrator should unexpected materials suspected of containing Asbestos be encountered. Do not resume Work in area until it has been determined if the material encountered contains Asbestos, and authorization to resume Work is given.

DIVISION 03 - CONCRETE

03302 CAST IN PLACE CONCRETE

Provide and install structural concrete slab for air conditioning units to size and shape indicated. Broom finish to all concrete unless otherwise noted.

DIVISION 04 - MASONRY

04060 MORTAR AND MASONRY GROUT

Submit samples in accordance to 01300 Submittals for colour approval prior to installation.

Do masonry mortar and grout work in accordance with CSA A179. Colour to be selected by the Contract Administrator prior to construction from manufacturer's full line. Apply parging in uniform coating not less than 3/8" thick where indicated.

04412 CLAY TILE UNIT MASONRY

Submit samples in accordance to 01300 Submittals

Product: Ceramic Glazed Facing Tile as manufactured by Endicott Clay Products.

Colour: Manganese Ironspot

Size: 1/2" x 3 3/8" x 7 1/2"

Running bond; Concave joints. Lay tiles in specified mortar, allow to take slight set to remove excess water, then rake to 3/4" depth. Clean faces using soft cloths before mortar hardens. After completion of tile work, fill joints with pointing mortar then point to provide concave joints. Repeat cleaning faces.

DIVISION 05 - METALS

05500 MISCELLANEOUS METALS

Work includes but is not limited to plates, angles, bolt plates, brackets, channel, frames, supports as may be required for the installation of products or materials or for construction of assemblies. Submit shop drawings in accordance with submittals.

Fabricate work square, true, straight and accurate to required size, with joints closely fitted and properly secured. Ensure exposed edges and surfaces are smooth.

Finish: Hot dipped galvanizing with zinc coating 600 g/m² to CAN/CSA-G164

DIVISION 06 - WOOD AND PLASTICS

06100 ROUGH CARPENTRY

Wood, nails, bolts, screws, framing anchors and other rough hardware and other items needed to complete the Work requirements for formwork, wood blocking, framing, carts, etc., required to properly install all frames, finish hardware, wall cladding, glass and glazing.

DIVISION 07 - THERMAL AND MOISTURE CONTROL

07212 BOARD INSULATION

Extruded Polystyrene: to CAN/CGSB-51.20, Type II, thickness 3", R15

Install insulation to maintain continuity of thermal protection to building elements and spaces. Fit insulation tight around electrical boxes, plumbing and heating pipes and ducts, around exterior doors and windows and other protrusions.

In addition to adhesive, install insulation boards with insulation clips and disc; 2 per 4' x 8' board minimum, fit boards tight, cut off fastener spigade 3mm beyond disc. Offset both vertical and horizontal joints in multiple layer applications. Leave insulation board joints unbonded over line of expansion and control joints.

07271 AIR / VAPOUR BARRIER

Submit shop drawings in accordance with 01300 Submittals.

Section includes materials and installation of the primary air/vapour barrier membrane system, dampproof coursing and through-wall flashing membranes, methods for adhesion of rigid insulating materials.

Provide a continuous air and vapour barrier system to existing exterior concrete block wall.

Perform Work in accordance with the manufacturer's written instructions of the air/vapour barrier membrane and this specification. Apply primer to all areas to receive air/vapour barrier membrane sheet and/or through-wall flashing membrane.

Air/Vapour Barrier: Blueskin SA as manufactured by Henry Company, a SBS modified bitumen, self-adhering type, integrally laminated to a cross laminated polyethylene film.

Sheet Membrane Primer: Aquatic Primer as manufactured by Henry Company, a polymer emulsion type, quick setting, non-flammable during application, low VOC, Colour Aqua. Water based with a drying time of 30 minutes at 50% RH and 70°F (21°C). Apply only when conditions are above 45°F (7°C)

Through-wall flashing membrane: Blueskin TVF as manufactured by Henry Company, a SBS modified bitumen, self-adhering sheet membrane complete with cross-laminated polyethylene film.

Liquid air seal mastic and insulation adhesive: Air-Bloc 21 insulation adhesive as manufactured by Henry Company, a synthetic, trowel applied, rubber based adhesive type.

07450 FIBRE REINFORCED CEMENTITIOUS PANELS

This section includes the provision of all labour, materials, equipment and services required to provide and install cement fibre panels, as indicated on the drawings, as specified herein, and as required for a complete project. Submit a sample panel for each specified paint colour to the Contract Administrator for approval, minimum 1' (300mm) x 1' (300mm) prior to proceeding with the Work.

Product: Autoclaved manufactured non-asbestos fibre-cement panel as manufactured by James Hardi Building Products. Hand-Panel Vertical Siding composed of Portland cement, ground sand, cellulose fibre, select additives and water. Finish: Smooth, factory primed.

Accessories: Wood furring and blocking - refer to Section 06100 Rough Carpentry

Fastenings: Hot dipped galvanized corrosion resistant full round head siding nails (6mm diameter) to penetrate fully through strapping to CSA-B35.4

Trim, closures, cap pieces, etc.: refer to Section 07620 - Metal Flashing and Trim

Patching Compound: Cementitious patching compound acceptable to the siding material manufacturer.

Sealants: Refer to Section 07900 Joint Sealants

Finish Painting: Refer to Section 09912 Exterior Painting

Install in strict accordance with the manufacturer's printed instructions.

Provide wood strapping behind entire area to be covered by panels. Install sill flashings, wood starter strips, edgings and flashings over openings and exposed edges. All work to be nail fastened. Space fasteners according to manufacturer's recommendations. Locate fasteners 1/2" back from panel edge and 2" from panel corners. Take special care to neatly align and equally space fasteners. Finish joints as indicated on the drawings and manufacturer's instructions. Prefinished aluminum flashing to be applied at horizontal joints. Caulk at vertical joints. Patch surface defects, nail heads, and leave ready for paint finish.

07620 METAL FLASHING AND TRIM

Submit samples in accordance to 01300 Submittals

Sheet metal materials: Zinc coated steel sheet: minimum 22 ga thickness, commercial quality to ASTM A526M with Z275 designation zinc coating.

Aluminum Finishes: Finish exposed surfaces of aluminum components in accordance with Aluminum Association Designation for Aluminum Finishes - Clear anodized finish. Extruded aluminum pieces and flashings as per aluminum window manufacturer requirement for matching finish and required thickness properties.

Prefinished Aluminum Sheet: Finish: Factory applied coating to CAN/CGSB-63.1 Colour selected by Contract Administrator from manufacturer's standard range.

Accessories: Isolation coating; alkali resistant bituminous paint.

Sealants: Refer to Section 07900 Joint Sealants

Clasats: Of same material, and temper as sheet metal, minimum 2" wide. Thickness same as sheet metal being secured.

Fasteners: Of same material as sheet metal, to CSA B111, flat head roofing nails of length, and thickness suitable for metal flashing application.

Fabricate metal flashings and other sheet metal work in accordance with applicable CRCA 'FL' series details. Fabricate aluminum flashings and other sheet aluminum work in accordance with Aluminum Association Aluminum Sheet Metal Work in Building Construction.

Form pieces in 15' maximum lengths. Make allowance for expansion at joints.

Hem exposed edges to underside 1/2"; Miter and seal corners with sealant.

Apply isolation coating to metal surfaces to be embedded in concrete or mortar.

Metal Flashings: Form flashings, copings, and fascias to profiles indicated of 22ga, galvanized steel.

07900 JOINT SEALERS

Comply with requirements of Workplace Hazardous Materials Information System (WHMIS) regarding use, handling, storage, and disposal of hazardous materials and regarding labelling and provision of material safety data sheets acceptable to Labour Canada.

Conform to manufacturer's written instructions for temperature, relative humidity and substrate moisture content for application and curing of sealants including special conditions. Use moisture resistant sealants only. Sealants must be listed on CGSB Qualified Products List issued by CGSB Qualifications Board for Joint Sealants. Where sealants are qualified with primers use only these primers.

Submit cut sheets detailing types of sealants and locations for approval by Contract Administrator prior to commencing work.

DIVISION 08 - DOORS, WINDOWS AND GLASS

08500 ALUMINUM WINDOWS

Window manufacturer to appraise proposed types and installation of windows in areas and locations identified and provide written recommendations and installation instructions to Contractor with copies issued to the Contract Administrator for the proper connections to the new air/vapour barrier membrane and adjacent wall construction in order to maintain the integrity of the air/vapour barrier and performance expectations for the windows.

Submit shop drawings in accordance with Section 01300 Submittals.

Materials: Aluminum Windows - main frame aluminum, thermally broken. Finish: clear anodic finish.

Glass: Insulated double glazed sealed units, hermetically sealed, thermal spacer, argon gas filled, two coatings of Low 'E'. Exterior metal sills aluminum facings; extruded aluminum of type and size as detailed and to suit job conditions; minimum 1/2" thick, complete with joint covers, jamb drip deflectors, chairs, and anchors.

Isolation coating; alkali resistant bituminous paint.

Fixed Window Type: Alumicor 900 series or approved alternate in accordance with B6.

Classification rating: to CAN/CSA-A440 M90 Fixed, B7, C5.

Operable Window Type: Alumicor 250 Series Acoustic Slider or approved alternate in accordance with B6.

Classification rating to CAN/CSA-A440 M90 A3,B7,C5

Fabricate and install in accordance with CAN/CSA-A440

08800 GLAZING

Insulating glass units: to CAN/CGSB-12.8, double unit, 1/2" thickness per light. Tempering where noted or required by code. Hermetically sealed. Two coatings of Low 'E'; Argon gas filled with thermal spacer. Clear unless noted otherwise.

Acceptable Product: PPG Canada Inc. or approved alternate in accordance with B6 in accordance with B6.

DIVISION 09 - FINISHES

09912 EXTERIOR PAINTING

All non-finished miscellaneous metal specified in Section 05500 to be primed and painted with a standard colour finish coat to be picked by the Contract Administrator from the manufacturer's full line.

Metal doors and door frames: filled holes, one coat primer, two coats, semi-gloss finish. Colour to be picked by Contract Administrator from manufacturer's full line.

Hand-Panel wall cladding: Patch holes and nail heads. Two coats of eggshell finish. Allow for 3 paint colours to be picked by Contract Administrator from the manufacturer's full line.

Wood Soffits & Fascia: filled holes, one coat primer, two coats, semi-gloss finish. Colour to be picked by the Contract Administrator from the manufacturer's full line.

Acceptable Product: Benjamin Moore, ICI Glidden, Para Paint or approved alternate in accordance with B6 in accordance with B6.

DIVISION 10 - SPECIALTIES

10441 BUILDING SIGNS

Submit shop drawings and samples in accordance to 01300 Submittals

Brushed aluminum lettering mechanically fastened on wire mesh grating as indicated on drawings.

6" high x 1/2" thick with Helvetica font.

Brushed aluminum numbering mechanically fastened to brick tile veneer as indicated on drawings.

10" high x 1/2" thick with Helvetica font.

Ensure separation of dissimilar materials. Fasteners should not be exposed or visible.

10605 WELDED WIRE MESH

Submit shop drawings and samples in accordance with 01300 Submittals

This section covers materials for a complete galvanized coated welded wire mesh grating system and gates, including accessories, and installation. Welded wire fabric shall be fabricated from low carbon steel wire and electronically control welded, forming a specified mesh size.

Acceptable Product: WireWall as manufactured by Riverdale Mills Corp., Northbridge, MA. Tel: 1-800-762-6374 or approved alternate in accordance with B6 in accordance B6. The wire shall conform to ASTM A 853 Grade AISI 1006, having a minimum tensile strength of 70,000PSI (485 MPa). After welding the fabric is hot-dipped, galvanized with a minimum 1.2 oz zinc/ft²

Fabric Size: Single panel construction 1/2" x 3" x 8 ga typical panel size of 7'-3" wide x 4' high.

Framework: The wire mesh is to be welded into a 1" deep galvanized metal frame on 4 sides as indicated on drawings. Ensure that the outside face of the frame is smooth, free of defects, and of a continuous finish.

Accessories: Piano Hinges of length and gauge necessary to support the individual frame. Mechanically fastened to frame and support bracket. Finish: to match frame.

DIVISION 15 - MECHANICAL

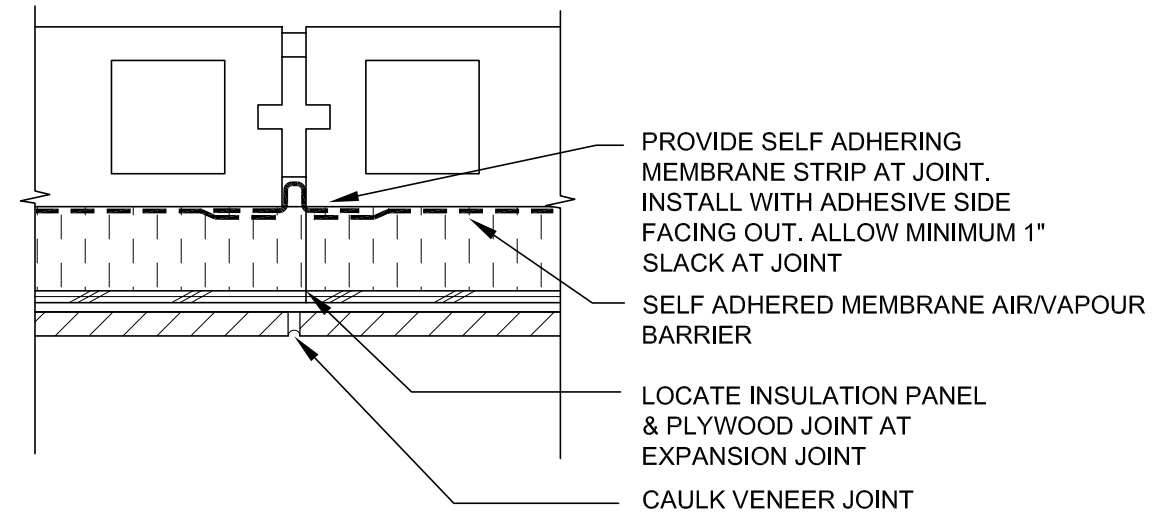
Provide new exterior grade grilles and vent covers as indicated. Sizes to fit existing openings.

Submit cut sheets to Contract Administrator for approval prior to installation.

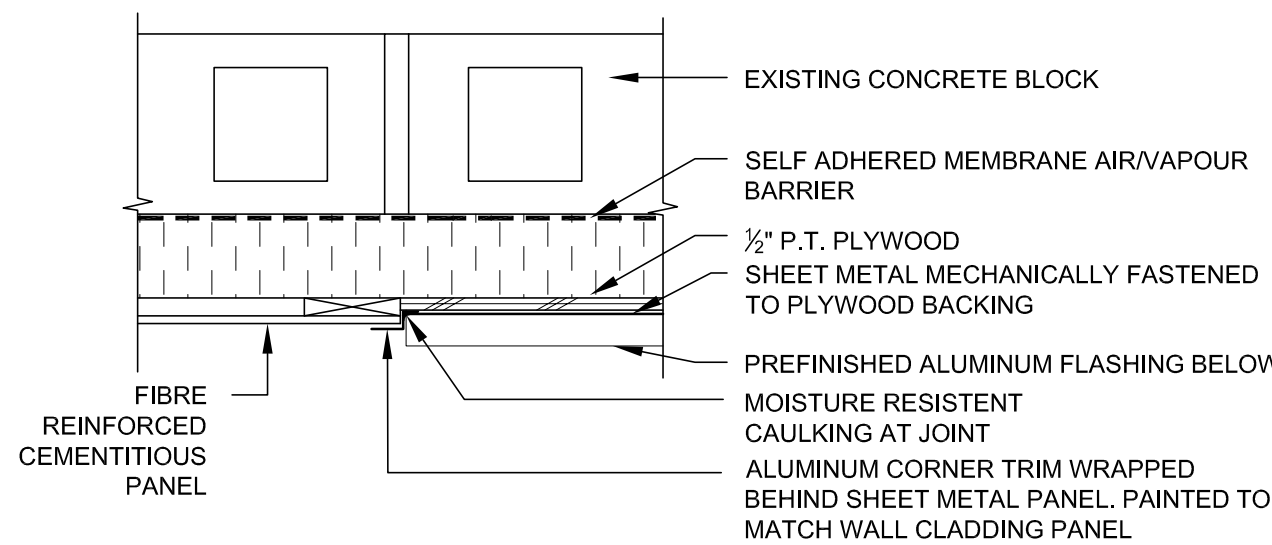
DIVISION 16 - ELECTRICAL

Lighting Indicated on drawings is for reference purposes only.

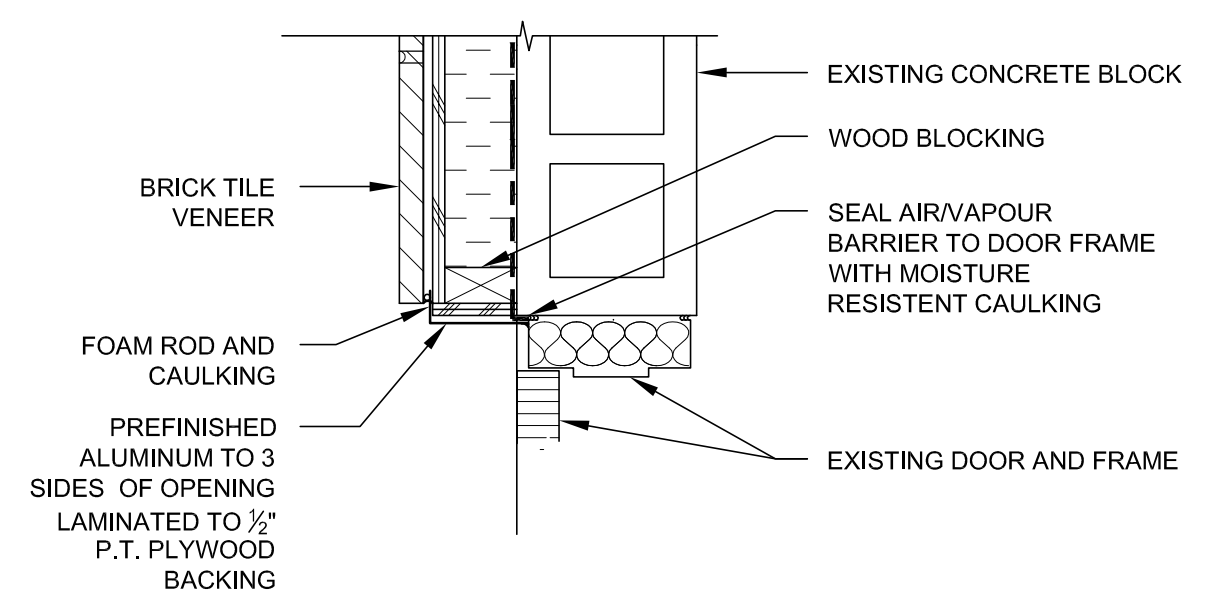
Exterior Lighting: Provide Lithonia lighting mounted exterior lights as indicated. Model no.: TWAC 100M Contour Series. Contract Administrator colour to be DDBT (Dark Bronze Standard).



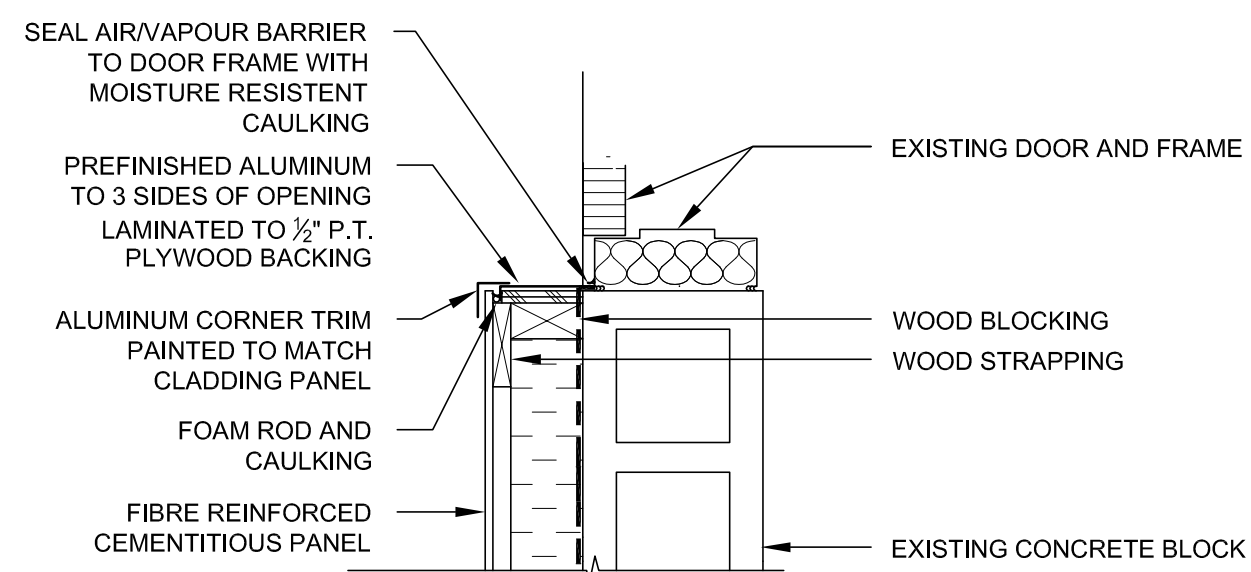
1 Plan Detail at Expansion Joint
Scale: 1 1/2" = 1'-0"



3 Plan Detail at Metal Panel
Scale: 1 1/2" = 1'-0"



2 Plan Detail at Door
Scale: 1 1/2" = 1'-0"



4 Plan Detail at Door
Scale: 1 1/2" = 1'-0"

Ownership of Documents: Drawings and specifications as instruments of service are and shall remain the property of the Architect whether the project for which they are made is executed or not. They are not to be used by the owner on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect.

This drawing shall not be scaled. Follow given dimensions only.

INDICATES THE ADDITION OF HAZARDOUS MATERIALS TO SELECTIVE DEMOLITION SECTION VIA ADDENDUM

ISSUED FOR

1. 03 JULY, 2007

TENDER SET

SEAL

ARCHITECT / PRIME CONSULTANT

SYNYSHYN ARCHITECTURE PLANNING INTERIOR DESIGN FACILITY MANAGEMENT PRESENTATIONS INC

602-63 ALBERT STREET WINNIPEG, MANITOBA, CANADA R3B 1G4
TELEPHONE: 947-1100 FACSIMILE: 956-9742

ENGINEERING CONSULTANT

ENGINEERING CONSULTANT

BID OPPORTUNITY NO. 490-2007

PROJECT TITLE

SOUTH TRANSCONA COMMUNITY CLUB EXTERIOR WALL UPGRADES

124 BORDEN AVENUE

DRAWING TITLE

DETAILS & SPECIFICATIONS

DESIGNED BY DRAWN BY AD, JK

ISSUE DATE 07/03/07 REVISION No. 1

PROJECT No. 681 DRAWING No. A-5 R1