

ST VITAL PARK WASHROOMS 190 RIVER ROAD, WINNIPEG, MANITOBA

GENERAL CONDITIONS

GENERAL PROVISIONS

Notwithstanding the terms of the Contract between the City of Winnipeg and the Contractor, the general terms, definitions, conditions of that Contract are read in conjunction with these Specifications and the Drawings listed on A-00 these are, in their entirety, the Contract Documents.

The Specifications include all the written instructions herein and on the drawings.

General Notes and Specifications on one drawing apply to all drawings unless specifically noted otherwise.

In the Contract Documents, "supply" means: deliver to the site and place as directed by the Contractor. "Install" means: accommodate in the Work, receive, store, assemble, adjust, trim, and fit as necessary to make fully operational. "Provide" means: supply and install.

ADMINISTRATION OF THE CONTRACT

The Architect will be the first interpreter of the Contract Documents and give findings to all parties. The findings shall not be partial to the Contractor or the City of Winnipeg. "Contract Administrator" and "Architect" are one in the same.

The General Conditions of the Contract apply to the Drawings and Specifications included here.

01 93 00 FACILITY MAINTENANCE

EXTENDED MAINTENANCE

The Specification shall deal with the maintenance of the Plant Material, Shrub Beds and sod for One (1) calendar year after the date of Total Performance.

Materials and Personnel:

The Contractor shall provide all necessary equipment, including: tractors, trimmers, fertilizer spreaders, pruning tools, watertrucks, hoses, water meters, and any other items necessary for the maintenance of the area indicated in the documents

The Contractor shall provide all necessary personnel for the ongoing maintenance operations.

Work Included:

The following shall be part of the maintenance jurisdiction: the trees and sodded areas as indicated on the Construction Drawings

Maintenance of Plant Material:

A. All planting shall be watered biweekly, or during the summer, if temperatures are high and there has been no rainfall, water approximately once a week.

B. To determine the need for watering, make a soil test weekly with a one-inch auger. Take a test sample from both the planting soil and from the root ball by drilling to a minimum depth of 600mm. The soil shall contain enough moisture to hold together when compressed in the hand, but shall not be muddy.

C. Fertilize in the fall over the surface of the ground surrounding the plants, and then soak the area thoroughly. Use 10-6-4 analysis fertilizer spreading a maximum of 0.13 kg per square meter.

The Contractor shall agree and guarantee to replace and replant any planting included in the scope of the project found dead or in poor condition at the completion of the maintenance period. "Poor Condition" shall be interpreted as meaning stock that is dead or dying, or has not shown satisfactory growth. All replacements shall be of same size and species.

Upon the end of the required maintenance period, a Site inspection shall be held. If at this time, all Material and Works is satisfactory the Contract for maintenance and warranty shall be terminated.

Maintenance of Shrub and Crushed Granite Beds: Shrub beds are to be weeded on a weekly basis. Contactor to remove and dispose of weeds.

Grante Chip is to be turned over in spring and fall. Top up granite chips as required ensuring depth indicated on drawings is maintained.

Remove and dispose of all garbage from area on a weekly basis.

Edge beds in spring each year. Provide smooth even lines for bed.

Maintenance of Sod:

Sod to be maintained for one (1) full year.

Measurement and Payment:

Extended Maintenance will be measured on a lump sum basis and paid for in accordance with this Specification and accepted by the Contract Administrator.

COMMISSIONING

System Start-up and First Year Winterization:

A. Contractor to perform the system start-up in accordance with the information contained in the Operation and Maintenance Manuals in order to have the Work fully operational for public use by the date of Substantial Performance specified herein.

B. After the operation of the Work for the season, the Contractor shall perform the first year winterization of the Work.

C. The Contractor shall provide the Contract Administrator with 48 hours notice prior to commencing the start-up and winterization procedures in order that the City staff may attend.

D. Contractor to perform system start-up in the spring following the first winter shut down with training for City staff.

Operation and Maintenance Manuals:

A. The Contractor shall provide in a format acceptable to the Contract Administrator three (3) bound copies as well as one electronic copy (in pdf format) detailing the operation and maintenance instructions for all elements of the Construction including:

(i) Manufacturers' written instructions, warranties, shop drawings, schedules, wire diagram and a listing of persons to contact for repairs during the warranty period.

(ii) Descriptions of day to day operations, preventative maintenance, annual and periodic maintenance, and procedures for seasonal shut down and start-up.

Staff Training:

A. On Site training provided to City staff and maintenance personnel in proper operation and maintenance procedures for the system.

B. Trainers shall be qualified trades persons or consultants knowledgeable of the equipment and familiar with the installation.

C. Legible documentation shall be provided to City staff during the training.

D. Training shall be a minimum of one half day duration.

MATERIALS AND METHODS

06 10 00 ROUGH CARPENTRY

Include in this Section all rough carpentry work as required to complete the project, including but not limited to:

- Walls, partitions, floors and ceilings.
- Roof framing, roof sheathing, fascias and soffits.
- All nails, screws, staples, blocking, furring, shims, fasteners, hardware, anchors and straps as required.

Store and install wood materials that must maintain dimensional stability for successful installation of later work in dry areas and where further work will not contribute to high humidity conditions.

Framing and rough carpentry shall be carried out using S.P.F No. 1 & 2 grade wood, unless otherwise specifically required by the Drawings or Specifications.

All new stud walls, furring blocking, structural framing, door and window frames and rough carpentry as well as all nails, screws, bolts, metal joist hangers and other connectors shall be provided as required to carry out the work of this Bid Opportunity.

All exterior materials shall be installed with hot dipped galvanized or aluminum nails in compliance with wood type.

Install work plumb, square, level, permanently secured, accurately and closely fitted, and aligned in locations required by other Work.

Install permanent bracing and bridging prior to application of any loads.

Install 20 mil reinforced plastic sheet dampproof membrane between wood members and concrete or masonry. Provide solid blocking for attachment of the vapour barrier where mechanical stacks, electrical conduits, or any other services penetrate the vapour barrier. Protect all wood from wetting and moisture gain. Receive and store all products with care, preventing damage. Store indoors in secure, dry area off the floor, under wrap.

Install all door hardware in strict conformance with manufacturer's instructions and as dictated by hardware schedule.

Make provisions in all cabinetry for electrical, water services and electrical outlets and provide concealment of service lines in the work except where service must be exposed.

07 17 13 WATERPROOFING

Include all waterproofing work as required to properly complete the work of the project, including but not limited to waterproofing of foundation walls below grade.

Foundation waterproofing: to be bituminous membrane waterproofing applied at the exterior of foundation walls.

Ensure that surfaces to receive membrane have been smoothed and are firm, dry and free of dew frost, voids, projections, loose material, oil, grease, asphalt, curing compounds, and other foreign matter.

07 21 013 BOARD INSULATION

Type specified on drawings

Adhesive (for polystyrene): to CGSB 71-GP-24 or latest, Type Bulldog Wetstick/Bulldog Grip PL 200.

Insulation clips: impale type, perforated 50 x 50 mm cold rolled carbon steel 0.8 mm thick, adhesive of 2.5 mm diameter unannealed steel, length to suit insulation, 25 mm diameter washers of self locking type.

07 25 00 VAPOUR AND AIR BARRIER

Vapour barrier shall be 10 mil polyethylene installed as a combination vapour/air barrier as indicated in the contract documents.

Polyethylene vapour/air barriers shall conform to CAN/CGSB-51, 34-M "Vapor Barriers, Polyethylene Sheet for Use in Building Construction"

07 53 50 MODIFIED BITUMINOUS MEMBRANE ROOFING

1. Base Sheet: Thermofusible elastomeric bitumen (SBS modified bitumen) reinforced with non-woven polyester reinforcement, coated on both sides with SBS polymerized asphalt with thermofusible plastic film on top side and self-adhesive on the underside, conforming to CGSB 37-GP-56M, Type 2, Class C, Grade 2. Thickness: 2.2-mm Acceptable product: Suprema Centivo 810 or IKO Modiflex MP-180-FS-Base.

Cap Sheet and Cap Sheet Stripping (Flashing): Thermofusible elastomeric bitumen (SBS modified bitumen) reinforced with a non-woven polyester reinforcement, topside self-protected with coloured granules, underside protected by a thermofusible plastic film, conforming to CGSB 37-GP-56M, Type 2, Class C, Grade 2. Thickness: 4.0-mm. Acceptable product: Suprema Sopralene Flam 250 GR or IKO Torchflex TP-250 Cap.

Colour: protective membrane to the modified bituminous roof to be colourmatched Core-ten steel panelling and selected by the Contract Administrator. To ASTM D6083 or latest.

Roofing nails: In compliance with CSA B111, Table 12, nails shall be made of galvanized steel, long enough to penetrate wood substrate by at least 20-mm.

Mechanical fasteners:

A. Round top cap nails, 25 or 38-mm or equivalent stainless steel or galvanized fastenings as recommended by material manufacturers or as required for the purpose.

B. In compliance with CSA B111, Table 12, nails shall be long enough to penetrate the substrate by at least 20 mm on flashings and parapet walls.

C. Insulation fasteners as recommended by the insulation manufacturer, long enough to penetrate the decking at least 20-mm.

Loose granules, composition and colour to match granule surface of roofing membranes. Granules to be embedded into heated asphalt surfaces at joints between rolls or at any other locations where the visual continuity of the granule surface is interrupted.

Metal flashings, vents and pipe sleeves: Refer to Section 07 62 00 "Metal Flashing and Trim".

Apply vapour barrier to Manufacturer's specification and as detailed.

It is intended that the roof vapour barrier be fully lapped and sealed together with the wall vapour barrier to ensure a complete seal of the building envelope. Roof vapour barrier should also be lapped out and over air barrier to create shingle effect for proper drainage.

07 62 00 SHEET METAL FLASHING AND TRIM

Flashings and Bent Closures: 0.6 mm (24 ga.) core steel, shop pre-coated.

Flashing colour at windows and parapet/caps will be selected by Architects from standard 8000 series colours.

Fascia: shop pre-coated steel

Scupper and downspouts: precoated steel of 24 gauge as per drawings. Colour as selected by Contract Administrator from standard colours.

Fasteners: Prefinished steel with fibreglass reinforced nylon head and soft neoprene washer, at exposed locations.

Finish exposed fasteners to be same colour as flashing and fascias.

Form sections true to shape, accurate in size, square, and free from distortion or defects. Fabricate cleats, clips, and starter strips of same material as sheet, inter-lockable with sheet. Form pieces in longest practical lengths. Hem exposed edges on undersides 13 mm; miter and seam corners and form material with flat lock seam.

Seal all joints with clear silicone sealant.

Fabricate corners from one piece with minimum 450 mm long legs; solder for rigidity, seal continuously with silicone sealant. Fabricate vertical faces with bottom edge formed outward 6 mm and hemmed to form drip.

On exposed faces, return drip edge hem back to form interlock with concealed clip. Provide continuous clips at all exposed faces.

Fabricate flashings to allow toe to extend 50 mm over roofing. Return and brake edges.

07 92 00 JOINT SEALANTS

Seal at every joint as required to make the building weather tight, including but not limited to, windows, doors, between electrical / mechanical ducts, conduits or pipes.

Unless noted otherwise sealant shall be one part acrylic solvent release mono (555) by Tremco Manufacturing Co., in a colour to match the adjacent window/door frames, or the surrounding materials.

Fill voids with loose glass fibre insulation and back the sealant with polyethylene rope as required.

Fully seal joints and finish free of ridges, wrinkles, air pockets and embedded foreign matter.

Do not allow sealants to cover or spot adjacent surfaces, protect as necessary.

Clean all areas of drops, splatters or smudges as a result of this work.

08 11 16 ALUMINUM DOORS AND FRAMES

Aluminum extrusions: Aluminum Association alloy AA6063-T6 anodizing quality.

Steel reinforcement: to CAN/CSA-G40.21, grade 300 W.

Fasteners: stainless steel, finished to match adjacent material.

Weatherstrip: mohair pile.

Door bumpers: black neoprene.

Isolation coating: alkali resistant.

Glass: Factory sealed double glazing unit to 25mm overall thickness and as specified in Glazing section.

Sealants: to CAN/CGSB 19.13-M87 or latest.

Sheet Aluminum to AA6063-T5 alloy, 2mm thick, bonded to substrate where noted.

Exterior doors with NO centre rail: KAWNEER Insulclad 360 series, Alumicor Insuldoor 400B series, or approved equal.

Interior doors: KAWNEER 350 Swing Doors, Alumicor 200A series, or approved equal. A. Dual glazing stops: tamperproof type.

B. Hardware: (see Drawings and 08 71 00 for Hardware)

ALUMINUM FRAMES

Exterior storefront framing: Extruded aluminum with thermal break to meet CAN A440 performance levels for air leakage (fixed), water leakage (B7), wind load (C4), and condensation resistance (frame I71, glass I64); Kawneer TriTab VG 451T series (centre glazed), Alumicor 3400 series, or approved equal.

Interior storefront framing: KAWNEER Trifab VG 451 series (centre galzed) Extruded aluminum; Alumicor 1800 series, or approved equal.

ALUMINUM FINISHES
Finish exposed surfaces of aluminum components in accordance with Aluminum Association Designation System for Aluminum Finishes. Natural Anodized Aluminum Finish

Flashings: refer to Section 07 62 00 "Sheet Metal Flashing and Trim" and provide isolation coating.

STEEL FINISHES
Finish steel clips and reinforcing steel with zinc coating to CSA G164.

Doors and framing to be by same manufacturer.

Fabricate doors and frames to profiles and maximum face sizes as shown on drawings, with allowance for glazing and spandrel panels.

Provide structural steel reinforcement as required.

Fit joints tightly and secure mechanically.

Conceal fastenings.

Mortise, reinforce, drill and tap doors, frames and reinforcements to receive hardware

Isolate aluminum from direct contact with dissimilar metals, concrete and masonry.

08 14 16 - FLUSH WOOD DOORS

Solid Core Flush Wood Doors:
A. WIC Premium grade, 1 _ inches (45 mm) thick, staved lumber or particleboard core, 5-ply construction.

B. Face Veneer: Medium density overlay (MDO) for painted finish.

C. Blocking for Hardware: Provide blocking such that no through bolting is required for hardware installation. Provide blocking for closers on all doors whether or not closers are scheduled.

Smoke-and-Draft at Doors frame: 1 _ inches (45 mm) thick, match non-rated door appearance.

Door Louvers: Refer to Mechanical if required.

Provide four sides of full-sealing weatherstrip.

Fabricate doors in accordance with requirements of manufacturer' standards.

A. Factory prefit wood doors.

B. Shop prepare doors to receive hardware; refer to Drawings for hardware requirements, templates, and locations.

C. Bevel strike edge of single-acting doors 1/8 inch in 2 inches (3 mm in 50 mm).

D. Make cutouts for louvers.

E. Finish: Factory finish prepared for site applied epoxy paint finish on all sides.

08 71 00 DOOR HARDWARE

Provide all hardware for doors and elsewhere as called for on the drawings or otherwise required for the proper installation of the Work of the Bid Opportunity as selected by the City of Winnipeg and the Contract Administrator.

Set A

Doors: D-001a D-001b

3	Hinge	TA2314 NRP 4-1/2" X 4"	US32D	MK
1	Mortise Deadlock	MS1805S Series Schoolhouse	628	AD
2	Mortise Cylinder	BEST to suit	626	BE
1	Thumbturn	4069	628	AD
1	Back to Back Pull Set	RM2240-72 Mig-Type 5HD MP	US32	RO
2	Full Height Actuator	639	630	NO
1	Concealed O/H Stop	6-X36	630	RF
1	Door Operator	6020 D	689	NO
1	Threshold	171A		PE
1	Weatherstrip and Sweep	By Door Supplier		00
1	Keyswitch	MKAN		SU

Note: Pulls to be door height -12". Pulls to be US32D finish. Collars to be US32 finish. To be complete with mid post. Co-ordinate location of deadbolt to be sure it will not contact mid post. Wire actuators through MKAN kew switch. Actuators to be turned off when door is locked. MKAN switch to be mounted on frame jamb.

Set B

Door: D-001c

3	Hinge	TA2314 NRP 4-1/2" X 4"	US32D	MK
1	Deadlatch	4900 Series	628	AD
1	Lever	4569 Series	RC130	AD
2	Mortise Cylinder	BEST to suit	626	BE
1	Electric Strike	5000C-LBM	630	HS
1	Pull	RM2240-72 MP	US32	RO
2	Full Height Actuator	639	630	NO
1	Concealed O/H Stop	6-X36	630	RF
1	Door Operator	6020 D	689	NO
1	Threshold	171A		PE
1	Weatherstrip and Sweep	By Door Supplier		00
1	Logic Controller	CM-400/8	CA	CA
1	Push to Lock Button	CM-400/8	CA	CA
1	Keyswitch	MKAN		SU

Note: Pull to be mounted on outside of door only. Pull to be door height -12". Pull to be US32D finish. Collars to be US32 finish. To be complete with mid post. Co-ordinate location of deadlatch to be sure it will not contact mid post. Lock to be located at standard lock height. MKAN switch to be mounted on frame jamb. Electric strike to be installed as fail secure.

Power for system to be provided by the auto operator's on board power supply. Power to run through MKAN switch. When switch is turned off, electric strike will be locked and actuators disabled.

Norton 6020. Mode of Operation: With power to system, electric strike to be unlocked. Door can be pulled open, or powered open by pressing actuator on exterior. Once inside washroom, pressing "push to lock" button will lock the electric strike and disable the exterior actuator. To exit, pressing inside actuator will release the electric strike and power open the door and reset the system, or door can be manually opened, also resetting the system. LBM switch strike to be used as door position switch.

Set C

Door: D-002

3	Hinge	TA2714 NRP 4-1/2" X 4"	US32D	MK
1	Storeroom Lock	8028H L LC	US26D	SA
1	Mortise Cylinder	BEST to suit	626	BE
1	Surface O/H Stop	10-X36	626	RF

08 80 00 GLAZING

FLAT GLASS

Safety Glass for interior and exterior units will meet CAN2-12.1M; Type 2-Tempered, Glass B-Float, thickness to suit opening size thickness and shall be in accordance with applicable Building Code. Clear. Note: All glass units are to be tempered.

Insulated Glass Units: CAN2-12.8M or latest. Double pane. Outer surface of outer pane to be grey reflective. Concealed surface of inner to be pane acid etched obscure glass such as Matelux or Velour. Inside surface glass applied at structure to have full BLACKOUT film to eliminate the risk of seeing structure.

Comply with manufacturer's written data, including product technical bulletins, product catalogue installation instructions, product carton installation instructions, cleaning, preparation, and data sheets.

Aluminum assembly and glass assembly is to be supplied and installed by an aluminum glass expert experienced with shipping container manipulations.

09 29 00 GYPSUM WALLBOARD

Include all gypsum wallboard work as called for on the drawings and as otherwise required to properly complete the work.

All work is to be done by skilled trades persons, in accordance with CSA Standard A82.31, approved manufacturer's trade specifications and to the Manual of Gypsum Wallboard Construction by Gypsum Drywall Contractors International.

Examine site conditions and other underlying work. Ensure that all bucks, anchors, blocking, electrical and mechanical work which are to be installed in or behind gypsum wallboard have been installed and approved.

Start no work until conditions are satisfactory. Commencement of work shall imply acceptance of conditions.

Abuse resistant gypsum board is to be used in bathrooms.

Apply wallboard using vertical method, with the board parallel to bearing. Fixing is to be used. Screw fixing at 1' o.c. for ceilings and 16" o.c. for walls.

Install metal accessories as follows: corner beads to be installed at all external corners, using longest practical lengths and fixed at max. 6' o.c. on alternate sides; metal edge trim shall be installed to all cased openings and wherever gypsum wallboard abuts a dissimilar material, using longest practical lengths, fixed at max. 1' o.c.

To finish gypsum wallboard, tape, fill and sand all exposed joints, edges and corners, openings and fixings to produce an acceptable surface ready for decoration. Metal corner beads, casing beads and trim shall be used wherever detailed or specified or otherwise required to carry out the work in accordance with good construction practice. All such items shall be filled and finished unless specifically noted otherwise. Taping and filling of all joints and other items shall be with a minimum of three coats.

09 67 30 EPOXY FLOORING

Provide all parts of manufacturer's component based decorative quartz/epoxy based resinous flooring application for durable, seamless, non-slip application in product and colour specified.

At Washrooms use *STONGARD MD* by Stonhard in "CYPRESS" or equivalent by Niagara Coatings

At Utility Room use *STONGARD MR* by Stonhard in "BEECHWOOD" or equivalent by Niagara Coatings.

Provide 12"x12" sample to full depth of the this application.

Provide continuous cove to all adjacent wall junctures.

09 90 00 PAINTING

Provide paint finish where called for on the Drawings. Allow for one distinct accent colour in each publicly accessible room applied to one wall

Provide small area with specified number of coats of each colour selected by Contract Administrator prior to complete application or two weeks minimum prior to painting.

Prepare all surfaces (existing and new) according to paint manufacturer's specifications for warrantable adhesion and smooth professional finish.

Paint type and method

A. Interior Gypsum Board walls and ceilings:
Paint Requirements: One coat Primer:
Two coats epoxy paint using Pro Industrial, Pre Catalyzed water based Epoxy by Sherwin Williams or equal.

B. Interior Container walls and interior exposed steel
Paint Requirements: One coat primer using Pro Industrial Pro-Cryl Universal Acrylic Primer by Sherwin Williams or equal.
Two coats epoxy paint using Pro Industrial, Pre Catalyzed water based Epoxy by Sherwin Williams or equal.

C. Interior Wood Trim including Doors:
Paint Requirements: One coat primer. Two coats epoxy paint using Pro Industrial, Pre Catalyzed water based Epoxy by Sherwin Williams or equal.

D. Exterior Paint:
Paint Requirements: One coat primer.
Two coats epoxy paint using Pro Industrial DTM Acrylic by Sherwin Williams or equal. Colour by Contract Administrator.

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