

CARPET TILE INSTALLATION

FINANCE TAXATION AREA OFFICES MAIN ADMINISTRATION BUILDING

PART 1 GENERAL

1. SCOPE OF WORK:

1. Work under this contract consists of the removal of existing flooring, cleaning and preparation of substrate including filling, levelling where necessary, for the supply and installation of **New Carpet Tile**; the supply and installation of new 4" (102 mm) rubber base to the **Finance Taxation Area Offices of the Main Administration Building** including related works as outlined in these specifications and the attached drawings
2. The work of this contract unless specifically stated otherwise, shall include but is not limited to all labour, materials, transportation, room and board, and equipment necessary to perform the work.
3. Select areas to receive new carpet tile: Taxation Office Area – 13 cubicles (see drawing)
4. Scheduling of this project to be worked out between the client(Finance), project manager and flooring installer – most likely on a weekend

2. RELATED WORK SPECIFIED:

1. Work under this contract includes the complete removal and disposal of existing flooring (carpeting), old base, including all trim and anything that affects the installation of new materials.
2. Remove all glues and remnants, repair substrate, level with approved floor levelling compound, and vacuum clean prior to application new installation.
3. Carpet tiles are to be secured to one another using **Interface TacTiles™**. Tactiles are small, clear plastic adhesive squares, which are placed underneath carpet tiles to fix them firmly to each other, thus creating a 'floating floor' layer of carpet tiles
4. Remove old screwed or stapled-on vinyl or metal baseboard, brackets and trim at the bottom of the walls and install new 4" rubber baseboard
5. Layout and installation of new carpet tile, including supply and installation new rubber baseboard and transitions (Wheeled Traffic Transitions) as required in doorways or openings.
6. The contractor shall be responsible for ensuring new carpet tile flooring is clean prior to turning over to Owner.

3. QUALIFICATION OF APPLICATOR:

1. All materials, preparation and workmanship shall conform to requirements for carpet tile installation standards contained in the latest edition of the **National Floor Covering Association of Canada - Floor Covering Reference Manual**
2. Contractor shall maintain a qualified crew of floor covering installers throughout the duration of the work.
 Qualified Tradesperson: The definition of a "qualified tradesperson" for the purpose of this contract is a certified journeyperson or a non-certified trades person or persons; hired by the contractor to be responsible for performing specific tasks described in and throughout the contract; who has a minimum of 7,200 hours in the floor installation trade or has five (5) years experience in this trade.

3. Carpet components, construction and performance shall meet or exceed requirements of contract documents and CAN/CGSB 4.129-93 – carpet for commercial use, specified standards, codes and referenced documents.

PART 2 MATERIALS

1. **CARPET TILE: INTERFACE CUBIC - #6393 –‘HEIGHT’**
2. **MAINTENANCE MATERIALS:** Contractor to provide - A minimum of one box of carpet tile used – Cubic # 6393 – ‘Height’
3. **CARPET TILE ADHESION:** Interface TacTiles™ – clear 75mm x 75mm (3” x 3”) polyester(PET) adhesive squares for use with GlasBac backing system tiles
4. **RESILIENT BASE ADHESIVE:** premium grade, low VOC (solvent free), water resistant as recommended by resilient base manufacturer. Spread rates for materials shall be strictly adhered to.
5. **CONCRETE FLOOR SEALER:** to CAN/CGSB- 25-20, Type 1 – seal porous and powdery surfaces with concrete floor sealer
6. **SUB-FLOOR FILLER/LEVELLER:** premixed cementitious material, suitable for mixing with water to produce a workable, self-levelling compound. Minimum compressive strength 20MPa at 28 days
7. **TRANSITIONS:** Wheeled Traffic Transitions
Johnsonite Wheeled Traffic Transitions CTA-XX-L or CTA-XX-J or as required; Colour: #47 – ‘Brown’

To be applied as a transition piece between carpet tile and existing ceramic tile flooring – ¼” material to ¾” material; or between carpet tile and cement floor all locations - ¼” material to floor
8. **RUBBER BASE:** four(4) inch rubber cove baseboard – Johnsonite Colour: **# 47 – ‘Brown’**
9. **EDGING TO FLOOR PENETRATIONS:** type recommended by flooring manufacturer

FINISH SCHEDULE

Room Description	Product & Colour Carpet Tiles	Baseboard
Select Finance Taxation Office Areas	InterfaceFlor – Cubic # 6393 – ‘Height’	Johnsonite - Rubber Baseboard and Transitions #47 – ‘Brown’

Part 1 General

1.1 SUMMARY OF WORK

- .1 Without limiting scope, Work of this Contract will include:
 - .1 Provision and installation of a new air-cooled chiller, AHU cooling coils, and chilled water pumps:
 - .1 Demolition and removal of existing water source chiller and associated pump;
 - .2 Demolition and removal of existing cooling tower, associated pump, and (domestic) make-up water connection;
 - .3 Demolition of three existing AHU cooling coil banks and associated coil pumps and piping;
 - .4 Special attention to the condition of existing piping during chilled water piping demolition - Refer to Section 02 41 99.
 - .5 New air-cooled chiller;
 - .6 New chilled water duplex primary pumps;
 - .7 New chilled water treatment system including new (domestic) water make-up hosebibb;
 - .8 New AHU cooling coil banks into existing AHUs including required modifications to supporting structure, AHU casing and internal ducting;
 - .9 New AHU coil pumps, control valves, and associated trim;
 - .10 New corrosion monitoring system for renovated chilled water piping system.
 - .11 Mechanical and electrical and structural renovations as required to support the new mechanical and electrical equipment;
 - .12 New controls equipment;
 - .13 Programming and implementation of the new controls system;
 - .14 Provision and coordination of DDC system connection by the owner's DDC supplier via cash-allowance.
 - .2 Provision and installation of VFDs, MCC, starters, etc.
 - .1 Demolition and removal of existing MCC #1;
 - .2 Demolition and removal of disconnects and starters to mechanical equipment;
 - .3 Demolition and removal of VFDs for AHU blower fans;
 - .4 New MCC #1;
 - .5 New transformer;
 - .6 New VFDs for AHU blower fans;

- .7 New power connections, including local disconnects as required, to chilled water pumps, air-cooled chiller, and chiller freeze protection;
- .8 New receptacle for glycol fill tank;
- .9 New panel including breakers;
- .10 New starter in council mechanical room for chilled water pump.
- .3 Draining, cleaning, flushing, and replacement of cooling media in the chilled water systems.
- .4 Start-up and commissioning, including attendance by chiller manufacturer's representative at both start up and first seasonal shut-down.
- .5 Testing and balancing including acoustic measurements.
- .6 Operating and Maintenance Manuals.
- .7 Record Drawings.

1.2 WORK SEQUENCE

- .1 Construct Work to accommodate Owner's continued use of premises during construction.
- .2 Co-ordinate Progress Schedule and co-ordinate with Owner Occupancy during construction.
- .3 Construct Work in stages to provide for continuous public usage. Do not close off public usage of facilities until use of one stage of Work will provide alternate usage.
- .4 Maintain fire access/control for firefighting trucks at all times.

1.3 CONTRACTOR USE OF PREMISES

- .1 Refer to Section 01 14 00 Work Restrictions.
- .2 Maintain existing services and provide for personnel and vehicle access.
- .3 Limit use of premises for Work, to allow:
 - .1 Owner occupancy.
- .4 Co-ordinate use of premises under direction of Owner and Consultant.
- .5 Obtain and pay for use of additional storage or work areas needed for operations under this Contract.
- .6 Owner will assign sanitary facilities for use by Contractor's personnel. Keep facilities clean.
- .7 Remove or alter existing work to prevent injury or damage to portions of existing work which remain.
- .8 Repair or replace portions of existing work which have been altered during construction operations to match existing or adjoining work, as directed by Consultant.

- .9 At completion of operations condition of existing work: equal to or better than that which existed before new work started.

1.4 OWNER OCCUPANCY

- .1 Owner will occupy premises during entire construction period for execution of normal operations.
- .2 Co-operate with Owner in scheduling operations to minimize conflict and to facilitate Owner usage.
- .3 Contractor to refer to Client's supplementary conditions for details on working hours restrictions
- .4 Contractor to provide schedule to consultant for approval prior to commencement of this work.

1.5 TAXES

- .1 Pay taxes properly levied by law (including Federal, Territorial and Municipal).

1.6 FEES, PERMITS, AND CERTIFICATES

- .1 Obtain and pay for building permit, certificates, licenses and other permits as required by municipal, territorial and federal authorities.
- .2 Provide authorities with plans and information for acceptance certificates.
- .3 Provide inspection certificates as evidence that Work conforms to requirements of authority having jurisdiction.
- .4 Submit to Consultant, copy of application submissions and approval documents received for authority having jurisdiction.

1.7 NOTIFICATION

- .1 Prior to construction start-up, notify the following parties and the authorities having jurisdiction of the exact date work will commence:
 - .1 The Owner

1.8 EXISTING SERVICES

- .1 Where work involves breaking into or connecting to existing services, carry out work at times directed by governing authorities, with minimum disturbance to pedestrian, vehicular traffic, tenant operations.
- .2 Establish location and extent of service lines in area of work before starting Work and notify Consultant of findings.
- .3 Submit schedule to and obtain approval from Consultant for any shut-down or closure of active service or facility including power and communications services. Adhere to approved schedule and provide notice to affected parties.
- .4 Provide temporary services when directed by Consultant to maintain critical building and occupant systems.
- .5 Provide bridging over trenches which cross sidewalks or roads to permit normal traffic as approved by Consultant.

- .6 Where unknown services are encountered, immediately advise Consultant and confirm findings in writing.
- .7 Protect, relocate or maintain existing active services. When inactive services are encountered, cap off in manner approved by authorities having jurisdiction.
- .8 Record locations of maintained, re-routed and abandoned service lines.

1.9 ACCESS AND EGRESS

- .1 Design, construct and maintain temporary "access to" and "egress from" work areas, including stairs, runways, ramps or ladders and scaffolding, independent of finished surfaces and in accordance with relevant municipal, provincial and other regulations.

1.10 USE OF SITE AND FACILITIES

- .1 Maintain existing services to building and provide for personnel and vehicle access.
- .2 Closures: protect work temporarily until permanent enclosures are completed.

1.11 REMOVED MATERIALS

- .1 Unless otherwise specified, materials for removal become Contractor's property. Remove materials promptly.

1.12 MEASUREMENT FOR PAYMENT

- .1 Notify Consultant sufficiently in advance of operations to permit required measurements for payment.

1.13 COST BREAKDOWN

- .1 Before submitting first progress claim submit breakdown of Contract price in detail as directed by Consultant and aggregating contract price. After approval by Consultant cost breakdown will be used as the basis of progress payments.
- .2 List items of work by division number used in contract documents and subdivide into major component or systems as directed by Consultant.

1.14 DOCUMENTS REQUIRED

- .1 Maintain at job site, one copy each document as follows:
 - .1 Contract Drawings.
 - .2 Specifications.
 - .3 Addenda.
 - .4 Reviewed Shop Drawings.
 - .5 List of outstanding shop drawings.
 - .6 Change Orders.
 - .7 Other modifications to Contract.

- .8 Building Permit
- .9 Inspection Reports
- .10 Field Test Reports.
- .11 Copy of Approved Work Schedule.
- .12 Health and Safety Plan and other safety related documents.
- .13 Other documents as specified.

1.15 FAMILIARIZATION WITH SITE

- .1 Contractor may visit site prior to submitting Bid to examine site conditions and assess risks and requirements for completing Work. No allowance is made on account of error or negligence to properly observe and determine existing conditions.
- .2 Obtain prior permission from the Owner before carrying out site inspection.

1.16 BUILDING SMOKING ENVIRONMENT

- .1 Comply with smoking restrictions.

1.17 FIELD QUALITY CONTROL

- .1 Carry out Work using qualified licensed workers or apprentices in accordance with Territorial Act respecting manpower vocational training and qualification.
- .2 Permit employees registered in Territorial apprenticeship program to perform specific tasks only if under direct supervision of qualified licensed workers.
- .3 Determine permitted activities and tasks by apprentices, based on level of training attended and demonstration of ability to perform specific duties.

1.18 INSPECTION AND TESTING

- .1 Tests on materials and equipment, as specified within trade sections, is responsibility of Contractor except where specified.
- .2 Provide necessary instruments, equipment and qualified personnel to perform tests.
- .3 At completion of tests, turn over two sets of fully documented tests reports to Consultant.
- .4 Unspecified tests may be made at Consultant's request. Costs of tests will be paid for by Owner.
- .5 Where tests or inspections reveal work not in accordance with Contract, bear cost of tests and additional tests as Consultant requires to verify acceptability of corrected work.
- .6 Pay costs for uncovering and making good work that is covered before inspection or testing is completed and approved by Consultant.

1.19 DUST CONTROL

- .1 Provide temporary dust tight screens or partitions to localize dust generating activities, and for protection of workers, finished areas of work and public.

- .2 Maintain and relocate protection until such work is complete.
- .3 Protect furnishings within work area with 0.102 mm thick polyethylene film during construction. Remove film during non-construction hours and leave premises in clean, unencumbered and safe manner for normal daytime function.

1.20 WORK CO-ORDINATION

- .1 Co-ordinate work of subtrades.
 - .1 Designate one person to be responsible for review of contract documents, shop drawings, and planning and managing co-ordination of Work.
- .2 Convene meetings between subcontractors whose work interfaces and ensure awareness of areas and extent of interface required.
 - .1 Provide each subcontractor with complete plans and specifications for Contract, to assist them in planning and carrying out their respective work. Ensure sub-contractors receive Division 01.
 - .2 Develop co-ordination drawings when required, illustrating potential interference between work of various trades and distribute to affected parties.
 - .1 Pay particularly close attention to overhead work above ceilings and within or near building structural elements.
 - .2 Identify on co-ordination drawings, building elements, services lines, rough-in points and indicate location of services' entrance to site.
 - .3 Facilitate meeting and review coordination drawings. Ensure subcontractors agree and sign-off on drawings.
 - .4 Publish minutes of each meeting.
 - .5 Plan and co-ordinate work to minimize number of service line offsets.
 - .6 Submit copy of coordination drawings and meeting minutes to Consultant for information purposes.
- .3 Submit shop drawings and order prefabricated equipment or prebuilt components only after co-ordination meeting for such items has taken place.
- .4 Work Co-operation:
 - .1 Ensure co-operation between trades in order to facilitate general progress of Work and avoid situations of spatial interference.
 - .2 Ensure that each trade provides other trades reasonable opportunity for completion of Work to prevent unnecessary delays, cutting, patching and removal or replacement of completed work.
- .5 Consultant is not responsible for, or accountable for extra costs incurred as a result of Contractor's failure to co-ordinate Work.
 - .1 Resolve disputes between subcontractors.

1.21 SLEEVES, HANGERS AND INSERTS

- .1 Co-ordinate setting and packing of sleeves and supply and installation of hangers and inserts. Obtain Consultant's approval before cutting into structure.

1.22 SITE STORAGE

- .1 Contractor will equip and maintain storage space assigned by Owner.
- .2 Do not unreasonably encumber site with materials or equipment.
- .3 Move stored products or equipment which interfere with operations of other contractors.
- .4 Obtain and pay for use of additional storage or work areas needed for operations.

1.23 CONCEALMENT

- .1 Conceal pipes, ducts and wiring in floor, wall and ceiling construction of finished areas except where indicated.

1.24 PROTECTION

- .1 Protect finished work against damage.
- .2 Protect adjacent work against spread of dust and dirt beyond work areas.
- .3 Protect operatives and other users of site from hazards.

1.25 EXAMINATION

- .1 Examine site and conditions likely to affect work and be familiar and conversant with existing conditions.
- .2 Provide photographs of surrounding properties, objects and structures liable to be damaged or be subject of subsequent claims.

1.26 ROUGHING-IN

- .1 Be responsible for obtaining manufacturer's literature and for correct roughing-in and hook-up of equipment, fixtures and appliances.

1.27 LOCATION OF FIXTURES

- .1 Location of equipment, fixtures and outlets, shown or specified is approximate. Determine actual location as required to suit conditions at time of installation.
- .2 Locate equipment, fixtures and distribution systems to provide minimum interference and maximum usable space in accordance with manufacturer's recommendations for safety, access and maintenance.
- .3 Inform Consultant when impending installation conflicts with other components. Follow directives for actual location.
- .4 Submit field drawings to indicate relative position of various services and equipment when required by Consultant.

1.28 CUT, PATCH AND MAKE GOOD

- .1 Cut existing surfaces as required to accommodate new work.
- .2 Remove items shown or specified.
- .3 Do not cut, bore, or sleeve load-bearing members.
- .4 Make cuts with clean, true, smooth edges. Make patches inconspicuous in final assembly.
- .5 Fit work airtight to pipes, sleeves ducts and conduits.
- .6 Patch and make good surfaces cut, damaged or disturbed, to Consultant's approval. Match existing material, colour, finish and texture.
- .7 Install firestops and smoke seals in accordance with ULC-S115, around pipe, ductwork, cables, and other objects penetrating fire separations to provide fire resistance not less than the fire resistance rating of surrounding floor, ceiling, and wall assembly.
- .8 Where pneumatic room thermostats are replaced, provide a stainless steel cover plate to cover the entire footprint of the existing pneumatic thermostat and/or remove and repair wall to match adjacent area in appearance and color. New digital sensor can utilize same location as existing pneumatic thermostat including using the stainless steel plate.

1.29 GUARANTEES AND WARRANTIES

- .1 Before completion of work collect manufacturer's guarantees and warranties and deliver to Consultant.

1.30 HAZARDOUS MATERIALS

- .1 Comply with the requirements of the Workplace Hazardous Materials Information System (WHMIS) regarding use, handling, storage, and disposal of hazardous materials; and regarding labelling and the provision of Material Safety Data Sheets (MSDS).

Part 2 Products

2.1 NOT USED

- .1 Not Used

Part 3 Execution

3.1 NOT USED

- .1 Not Used.

END OF SECTION

From: Sheelah.Tolton

Sent: February 23, 2022 3:14 PM

To: Kinesi.Mills

Subject: View bid details for RFB-2022-2-1409 - Consultant Services for MAB Finance Office Space Renovation

Attachments: Request for Tender- MAB Finance Office Space Renovation.pdf

Hi Kinesi,

This is very similar to the previous tender I sent your way. I did not have procurement do a full review since the basics are the same. If you could take a look that would be great!

-Sheelah

Hello, I'd like to share the bid details for RFB-2022-2-1409 - Consultant Services for MAB Finance Office Space Renovation

you can view the bid here:

<https://yukon.bidsandtenders.ca/Module/Tenders/en/Tender/Detail/d600eedd-fd91-4d1e-9076-1a5aafc3b026?fa=88B356D4FCECC94EDD79CDAA6AE7D6BABE1612D8>

From: Sheelah.Tolton

Sent: March 31, 2022 8:50 AM

To: Kate Fane; Simon Taylor

Subject: RE: RFB-2022-2-1409 Consultant Services for MAB Finance Office Space Renovation- Post Tender Meeting

Thanks Kate. Yes, those were received and you should be receiving a contract shortly for that project. As requested, I will use the same documents and note the same subcontractors for this one.

Why don't we aim for 9:00am on Monday for the tender review meeting. Would you like to send the invite with your preferred video platform?

-Sheelah

From: Kate Fane <kate@tagyk.com>

Sent: March 30, 2022 4:48 PM

To: Sheelah.Tolton <Sheelah.Tolton@yukon.ca>; Simon Taylor <Simon@tagyk.com>

Subject: RE: RFB-2022-2-1409 Consultant Services for MAB Finance Office Space Renovation- Post Tender Meeting

Hi Sheelah,

I provided requested documents via email during the response to your meeting minutes yesterday; please find those emails attached; kindly confirm you've received them.

Simon is travelling for another project most of next week, but I'm confident that we can meet together and I can supply Simon minutes, and/or follow-up with anything that might require his attention afterwards.

- I'm available Monday (morning is preferred):
 - Apr 4 9:00am – 11am Yukon time
 - 3.30-4.30pm
- I'm available Tuesday from 10-11am

Thanks,

Kate Fane NCIDQ, LEED GA

Taylor Architecture Group

pronouns: she/her/hers

p. 867-920-2728

From: Sheelah.Tolton@yukon.ca <Sheelah.Tolton@yukon.ca>

Sent: March 30, 2022 5:34 PM

To: Simon Taylor <Simon@tagyk.com>; Kate Fane <kate@tagyk.com>

Subject: RFB-2022-2-1409 Consultant Services for MAB Finance Office Space Renovation- Post Tender Meeting

Hello Simon, Kate,

I would like to conduct a tender review meeting with you and/or your team members to discuss the project described in the subject line. The purpose of the meeting is to ensure that **Taylor Architecture Group** has grasped the scope and objective of the project as intended by YG, and to ensure that there aren't any ambiguities within the scope.

Are you free for a meeting at one of the following timeslots?

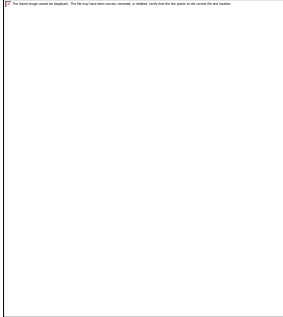
- **Friday, April 1, any time**
- **Monday April 4, 9:00am until 11:30pm**

- **Monday April 4, 3:30pm until 4:30pm**
- **Tuesday April 5, 9:00am until 12:30pm**

Please also provide answers to or the requested documents ahead of the meeting, and advise if you require more time for any of the items:

1. Confirm that you will not be utilizing the services of any sub-consultant. If so, please indicate which ones.
2. Proof of Registration under the Yukon Business Corporations Act.
3. Proof of Municipal Business License.

Thank you,



Sheelah Tolton
Office Space Modernization Program Lead
Highways & Public Works | Property Management Division
C 867-332-6318 | Yukon.ca



RFB-2022-2-1409 - Consultant Services for MAB Finance Office Space Renovation

Vendor Details

Company Name:	Republic Architecture Inc.
Address:	385 St. Mary Avenue
	Winnipeg, Manitoba R3C 0N1
Contact:	Shane Solomon
Email:	shane@republicarchitecture.ca
Phone:	204-989-0102
Fax:	204-989-0094
HST#:	819448853RT0001

Submission Details

PART 1 - General

1.1 RELATED SECTIONS

- A. CCDC 2 – 2008 Stipulated Price Contract.
- B. All other Division 01 Specification Sections.
- C. This Section describes requirements applicable to all other Specification Sections within Divisions 02 through 28, and to Specifications specifically indicated on Drawings.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. Work of this Contract comprises of selective interior demolition and renovations to existing office building to accommodate new office layout of the Main Administration Building (Bldg #: 1259, PMD#: 17008), located on the main floor at 1171 Front Street, Whitehorse, Yukon; and further identified as Stantec project number 144902484. Work of this Contract is represented in the Contract, the Drawings and in these Specifications. The Summary of Work of this project includes but is not limited to:
 - 1. Architectural – this summary informs but does not supersede the information presented on drawings A101, A102 and A701
 - a. Selective demolition of interior partitions and ceilings where indicated.
 - b. Interior finishing and related construction including interior partitions, doors; windows, trim, millwork and ceilings.
 - 2. Mechanical – this summary informs but does not supersede the information presented on drawings M101, M102, M201, and M202:
 - a. Relocate existing sprinkler heads as indicated to suit new full height walls. The existing sprinkler system is a WET system.
 - b. Remove and salvage existing pneumatic thermostats and return air grilles as indicated for re-use in new space layout. Re-install in new locations as indicated. Provide new return air grilles where indicated.
 - c. Remove existing supply air slot diffusers as indicated. Replace with new diffusers and extend existing supply air ducting to connect to new diffusers.
 - d. Install new kitchen sink in lunch area and connect sanitary, sanitary vent, and domestic cold and hot water to existing serving nearby washrooms.
 - e. Balancing of existing and new supply air diffusers.
 - f. Ensure the sprinkler, domestic water, sanitary, ducting, and thermostats/associated VAV boxes affected by this project are in good working condition at the end of the contract.
 - 3. Electrical – this summary informs but does not supersede the information presented on drawings E100, E101, E102, E103, E104, and E700:
 - a. Remove existing light fixtures and local switching throughout. Provide new recessed LED light fixtures throughout and new local line voltage occupancy sensor and dimming switch control for enclosed offices and

- meeting rooms. New acoustic ceiling tiles to be provided to fill in gaps where existing fixtures are removed but not replaced.
- b. Provide new exit signage throughout to suit new office layout and current NBC requirements.
 - c. Remove existing pac poles throughout and wiring devices within walls to be demolished. Existing ceiling mounted junction boxes and receptacles for pac pole installation to remain. Provide new pac poles, branch circuit devices and receptacles throughout.
 - d. Provide two new branch circuit distribution panels (including new feeder breakers and new feeders from the main CDP) to be located within duct shaft service rooms for distribution to existing and new devices within the area to be renovated. Existing circuits for the renovated area to be relocated from existing panels to new panels.
 - e. Remove existing structured wiring back to LAN closet and replace with new CAT 6 structured wiring throughout. Provide new CAT 6 structured wiring to all pac pole locations and structured wiring outlets.
 - f. Modify existing fire alarm system including removal/replacement of existing manual stations and audible/visual devices. Some existing devices to remain. Test and verify fire alarm modifications in accordance with CAN/ULC requirements and provide ULC certification of modifications.
 - g. Provide power, data and HDMI outlets for new wall-mounted TV locations.

1.3 CONTRACT METHOD

- A. Construct Work under single stipulated price contract.
- B. Division of the Work among other contractors is solely the Contractor's responsibility. Neither the Owner nor Consultant assumes any responsibility to act as an arbiter to establish subcontract terms between sectors or disciplines of work.
- C. Contract Documents were prepared by the Consultant for the Owner. Any use which a third party makes of the Contract Documents, or any reliance on or decisions to be made based on them, are the responsibility of such third parties. The Consultant accepts no responsibility for damages, suffered by any third party as a result of decisions made or actions based on the Contract Documents.

1.4 WORDS AND TERMS

- A. Refer to and acknowledge other words, terms, and definitions in of the CCDC 2 - 2008 Stipulated Price Contract. Additional words and terms, and definitions are cited in of the Government of Yukon Standard Supplementary Terms and Conditions, and Yukon Government Tender for Price Driven Construction YG(5987Q), revised December, 2014.

1.5 TERMINOLOGY

- A. Terminology used within the project specifications:
 - 1. Engineer: Officer or Representative of the Owner for the purposes of this contract.
 - 2. Consultant: The person or entity engaged by the Owner and identified as such in the Agreement. The Consultant is the Architect, Professional Engineer or entity

licensed to practice in Yukon Territory. The term Consultant means the Consultant or the Consultant's authorized representative.

3. Contractor: The person or entity identified as such in the Agreement. The term Contractor means the Contractor or the Contractor's authorized representative as designated to the Owner in writing.

1.6 WORK BY OTHERS

- A. Co-operate with other Contractors in carrying out their respective works and carry out instructions from Consultant.
- B. Co-ordinate work with that of other Contractors. If any part of work under this Contract depends for its proper execution or result upon work of another Contractor, report promptly to Owner and Consultant, in writing, any defects which may interfere with proper execution of Work.

1.7 COMPLEMENTARY DOCUMENTS

- A. Drawings, specifications, and schedules are complementary each to the other and what is called for by one to be binding as if called for by all. Should any discrepancy appear between documents which leave doubt as to the intent or meaning, abide by Precedence of Documents as noted in Section 01 19 00 - Specifications and Documents.
- B. Drawings indicate general location and route of conduit and wire/conductors. Install conduit or wiring/conductors and plumbing piping not shown or indicated diagrammatically in schematic or riser diagrams to provide an operational assembly or system.
- C. Install components to physically conserve headroom, to minimize furring spaces, or obstructions.
- D. Locate devices with primary regard for convenience of operation and usage.
- E. Examine all discipline drawings, specifications, and schedules and related Work to ensure that Work can be satisfactorily executed. Conflicts or additional work beyond work described to be brought to attention of Consultant.

1.8 WORK SEQUENCE

- A. Construct Work in stages to accommodate Owner's continued use of premises during construction period, coordinate construction schedule and operations with Owner.
- B. Coordinate Progress Schedule and co-ordinate with Owner Occupancy during construction.
- C. Construct Work in stages to provide for continuous public usage. Do not close off public usage of facilities until use of one stage of Work will provide alternate usage.
- D. Maintain fire access and control of fire protection equipment.

1.9 CONTRACTOR USE OF PREMISES

- A. Limit use of premises for Work, to allow:
 - 1. Owner occupancy.
 - 2. Public usage.
- B. Co-ordinate use of premises under direction of Owner and Consultant.
- C. Construction Operations: Limited to areas noted on the Drawings.
- D. Obtain and pay for use of additional storage or work areas needed for operations under this Contract.
- E. Remove or alter existing work to prevent injury or damage to portions of existing work which remain.
- F. Repair or replace portions of existing work which have been altered during construction operations to match existing or adjoining work, as directed by Consultant.
- G. At completion of operations condition of existing work: equal to or better than that which existed before new work started.

1.10 OWNER OCCUPANCY

- A. Owner will occupy premises during entire construction period for execution of normal operations.
- B. Co-operate with Owner in scheduling operations to minimize conflict and to facilitate Owner usage.
- C. Maintain fire and life safety systems and public access to exits during all stages of the Work.

1.11 CERTIFICATES

- A. Provide authorities with plans and information for acceptance certificates.
- B. Provide inspection certificates as evidence that Work conforms to requirements of authority having jurisdiction.
- C. Submit to Consultant, copy of application submissions and approval documents received for authority having jurisdiction.

1.12 ALTERATIONS, ADDITIONS OR REPAIRS TO EXISTING BUILDING

- A. Execute work with least possible interference or disturbance to occupants, building operations, public and normal use of premises to facilitate execution of work.
- B. Use only stairs existing in building for moving workers and material.

1.13 EXISTING SERVICES

- A. Notify Owner, Consultant and utility companies of intended interruption of services and obtain required permission.
- B. Where Work involves breaking into or connecting to existing services, give Owner and Consultant not less than 48 hours advance notice for necessary interruption of mechanical or electrical service throughout course of work. Minimize duration of interruptions. Carry out work at times as directed by governing authorities with minimum disturbance to tenant operations.
- C. Establish location and extent of service lines in area of work before starting Work. Notify Consultant of findings.
- D. Submit schedule to and obtain approval from Consultant for any shut-down or closure of active service or facility including power and communications services. Adhere to approved schedule and provide notice to affected parties.
- E. Provide temporary services when directed by Consultant to maintain critical building and tenant systems.
- F. Where unknown services are encountered, immediately advise Consultant and confirm findings in writing.
- G. Protect, relocate or maintain existing active services. When inactive services are encountered, cap off in manner approved by authorities having jurisdiction.
- H. Record locations of maintained, re-routed and abandoned service lines.

1.14 DOCUMENTS REQUIRED

- A. Maintain at job site, one copy each document as follows:
 - 1. Contract Drawings.
 - 2. Specifications.
 - 3. Addenda.
 - 4. Reviewed Shop Drawings.
 - 5. List of Outstanding Shop Drawings.
 - 6. Change Orders.
 - 7. Supplementary/Site Instructions.
 - 8. Other Modifications to Contract.
 - 9. Building Permit.
 - 10. Inspection Reports.
 - 11. Field Test Reports.
 - 12. Copy of Approved Work Schedule.
 - 13. Health and Safety Plan and Other Safety Related Documents.
 - 14. Other documents as specified.

1.15 FAMILIARIZATION WITH SITE

- A. Contractor may visit site prior to submitting Bid to examine site conditions and assess risks and requirements for completing Work. No allowance is made on account of error or negligence to properly observe and determine existing conditions.
- B. Obtain prior permission from Engineer before carrying out site inspection.

1.16 FIELD QUALITY CONTROL

- A. Carry out Work using qualified licensed workers or apprentices in accordance with Territorial Act respecting manpower vocational training and qualification.
- B. Permit employees registered in Territorial apprenticeship program to perform specific tasks only if under direct supervision of qualified licensed workers.
- C. Determine permitted activities and tasks by apprentices, based on level of training attended and demonstration of ability to perform specific duties.

1.17 WORK CO-ORDINATION

- A. Co-ordinate work of subtrades.
 - 1. Designate one person to be responsible for review of contract documents, shop drawings, and planning and managing co-ordination of Work.
- B. Convene meetings between subcontractors whose work interfaces and ensure awareness of areas and extent of interface required.
 - 1. Provide each subcontractor with complete plans and specifications for Contract, to assist them in planning and carrying out their respective work. Ensure subcontractors receive Division 01.
 - 2. Develop co-ordination drawings when required, illustrating potential interference between work of various trades and distribute to affected parties.
 - a. Pay particularly close attention to overhead work above ceilings and within or near building structural elements.
 - b. Identify on co-ordination drawings, building elements, services lines, rough-in points and indicate location of services' entrance to site.
 - 3. Facilitate meeting and review coordination drawings. Ensure subcontractors agree and sign-off on drawings.
 - 4. Publish minutes of each meeting.
 - 5. Plan and co-ordinate work to minimize number of service line offsets.
 - 6. Submit copy of coordination drawings and meeting minutes to Consultant for information purposes.
- C. Submit shop drawings and order prefabricated equipment or prebuilt components only after co-ordination meeting for such items has taken place.

D. Work Co-operation:

1. Ensure co-operation between trades in order to facilitate general progress of Work and avoid situations of spatial interference.
2. Ensure that each trade provides other trades reasonable opportunity for completion of Work to prevent unnecessary delays, cutting, patching and removal or replacement of completed work.
3. Resolve disputes between subcontractors.
4. Consultant is not responsible for, or accountable for extra costs incurred as a result of Contractor's failure to co-ordinate Work.

1.18 SMOKING

- A. Smoking is not permitted on the project site or property.

PART 2 - Products

2.1 NOT USED

- A. Not used.

PART 3 - Execution

3.1 NOT USED

- A. Not used.

END OF SECTION

Contract Submission Form

Project Scope Summary:

Project value:

75(1)(a)(ii)

Building Address:

Government of Yukon Administration Building
2071 2nd Ave.
Whitehorse, Yukon
Y1A 1B2

Floor area:

2,514 m²

Expected project length:

Between 8-12 months

General scope:

The building's third floor will be renovated to the designs produced by a local architecture firm. The renovation will be completed in two sequential phases based upon floor area. The floor area has been predetermined and can be referenced in the drawings. The north end of the floor will be renovated in the first phase followed by the south end of the floor. A partition wall will be constructed by the general contractor to isolate the construction area. The floor area outside of the phased construction zone will remain occupied during the renovation. It will be the Owners responsibility for moving occupants in and out of the space.