

Parks, Recreation, & Culture

Invitation to Tender No. 2023-PRC-06 Arts and Heritage Hub ADDENDUM #11

For further information: Contact: Chris Barfoot

cbarfoot@ladysmith.ca

250.245.6421

Tender Issue Date: Thursday, June 29, 2023 Addendum #1: Thursday, July 6, 2023 Addendum #2 Thursday, July 31, 2023 Addendum #3 Thursday, August 10, 2023 Addendum #4 Monday, August 14, 2023 Addendum #5 Wednesday, August 16, 2023 Addendum #6 Tuesday, August 22, 2023 Addendum #7 Wednesday, August 23, 2023 Addendum #8 Monday, August 28, 2023 Addendum #9 Wednesday, August 30, 2023 Addendum #10 Friday, September 1, 2023 Addendum #11 Thursday, September 7, 2023

Site Visit:10:00 a.m., Friday, August 11, 2023Tender Closing:2:00 p.m., Thursday, September 7, 2023Tender Opening:2:15 p.m., Thursday, September 7, 2023

Ladysmith City Hall







Addendum #11: Invitation to Tender (ITT) No. 2023-PRC-06 Arts and Heritage Hub

This Addendum includes general questions.

Issued: September 7, 2023

This Addendum shall be read in conjunction with and considered as an integral part of the Invitation to Tender (ITT). Revisions supersede the information contained in the original ITT or previously issued Addendum. No consideration will be allowed for any extras due to any Proponents not being familiar with the contents of this Addendum. All other terms and conditions remain the same.

ADDENDUM

INCLUDE attached 'Addendum - TA0013 - General Questions' document.

mentioned throughout the tender documents.

Questions

- 1. In the tender documents in section 6 under Insurance, it specifies that we are required to carry the following:
 - Comprehensive General liability in an amount not less than 5,000,000.00
 - Liability insurance in an amount not less than 5,000,000.00 with the insurance corporation of British Columbia on any licensed motor vehicles of any kind Our insurance company has asked whether or not there would be any additional insurance requirements (such as builders risk insurance), as the CCDC2 contract is

_

The Town anticipates that all vendors satisfying the requirements in the Invitation to Tender, and operating in accordance with the *Workers Compensation Act*, will meet the insurance requirements in the CCDC2 contract awarded to the successful bidder. The CCDC2 contract may additionally require proof of insurance for vehicles operating onsite.

Fnd of Addendum #11



Tender Addendum TA013

Contractor Reference: None

Date 2023.09.06 **Project** 2032 LAHH

Client Town of Ladysmith

The following addendum supersedes information contained in drawings, specifications and any previous addenda for the project to the extent referenced. This Addendum forms part of the tender documents and is subject to all of the conditions set out in the contract conditions.

General Questions

1. Please refer to attached documents.

Reason for Change: Clarify

Distribution List

Chris Barfoot, Town of Ladysmith, cbarfoot@ladysmith.ca
Ben Checkwitch, Checkwitch Poiron Architects Inc., ben@cparch.ca

Per Hector Alcala, Architect AIBC



TA013 - General Questions - Arts & Heritage Hub

- 1. The Geotech report indicates the type of existing soils in the top 3 m
 - a. a. It does not indicate their suitability for compaction to support machinery used in the build process.
 - b. Is the existing soil suitable for compaction for supporting the drilling rig, zoom boom/man lift?

The soils are suitable for compaction and temporary support of the drilling rig, zoom boom and man-lift during the build process. (Response by Geotech Consultant)

- 2. Appliance Alternate:
 - Dishwasher: See TA009 Question 03
 - Range: See TA009 Question 03
 - Refrigerator alternate: KitchenAid KRFC300ESS or Bosch B36CT80SNS are acceptable alternatives.
 - Range hood alternate: Best WCP1306SS is an acceptable alternate
- 3. Addendum #8 supersedes the Energy Compliance Path Chart on A021 with the specification of R 26 Insulation in the 2x6 wood framed exterior walls: a. R 26 insulation is not manufactured. b. Please clarify.

The approximate performance of the wall is R 18.51. The batt insulation performance should be at least of R 3.1 per inch. The wall assembly is above the minimum requirement of R-15.63

4. Please see attached Mechanical Addendum 01

david@cparch.ca

1. GENERAL

1.1. Summary

1. Refer to architectural drawings in conjunction with the specification.

1.2. Section Includes

 Provide all labour, materials, tools, and other equipment, services and supervision required for installation of residential kitchen and laundry appliances and accessories as indicated on drawings and specified herein. Other building specialties may be contained in other Sections.

1.3. Shop Drawings

- 1. Submit shop drawings in accordance with Section 01 33 00 Submittal Procedures.
- 2. An itemized list showing location and number of each building specialty group is to accompany the shop drawings. Include Manufacturer's product specifications and installation instructions.

1.4. Maintenance

 Submit in product maintenance information accordance with Section 01 78 00 – Closeout Submittals, for all building specialties

1.5. Waste Management and Disposal

- 1. Separate and recycle waste materials in accordance with Section 01 74 19 Waste Management and Disposal.
- 2. Collect and separate plastic, paper packaging and corrugated cardboard in accordance with Waste Management Plan.
- 3. Fold up metal banding, flatten and place in designated area for recycling.

1.6. Energy Ratings

1. All appliances to qualify under BC Hydro's Power Smart New Home Program.

2. PRODUCTS

- Refrigerator: Fisher & Paykel RF201AXJSX1_N
 - KitchenAid KRFC300ESS or Bosch B36CT80SNS are acceptable alternates. (TA013 2023.09.06)
- 2. Range: LG LSE 4616ST (See TA009 2023.08.25)

LG LSE4611ST https://www.lg.com/ca_en/ranges-ovens/lg-LSE4611ST

- 3. Range Hood: LG LSHD3080ST
 - Best WCP1306SS is an acceptable alternate (TA013 2023.09.06)
- 4. Dishwasher: LG LDT7808ST (See TA009 2023.08.25)

LDPH7972S https://www.lg.com/ca_en/dishwashers/lg-ldph7972s

5. Microwave: LG LMC1575ST

3. EXECUTION

3.1. Installation

- 1. Set appliances in place, connect them, and leave them level, clean, and tested for proper operation. Ensure doors operate freely, without hitting or binding on kitchen cabinets. Refrigerator doors shall close by gravity, gently but securely. Set clocks to local time; install appliance lamps as required.
- 2. Reverse handing of refrigerator doors as necessary to suite reverse kitchen layouts.
- Handle all appliances carefully during delivery and installation, and take care to avoid damage to finished wall surfaces and floor coverings. If damage occurs, notify General Contractor prior to leaving the jobsite.
- Make good all damage to wall and floor surfaces at no additional cost to Owner, to satisfaction of Consultant.

3.2. Clean-up

- 1. remove all manufacturer's cartons, packing materials, metal bands and protective covers from the building premises and remove from jobsite.
- 2. Make a list of all appliances, models, and serial numbers cross referenced to location (suite numbers); forward list to Owner.

END OF SECTION





#102-3721 Shenton Road, Nanaimo, BC V9T 2H1 • Tel: 250.585.0222

MECHANICAL ADDENDUM

Project Name: Ladysmith Arts and Heritage Hub Date: August 31, 2023

Client: Checkwitch Poiron Architects Inc. Project #: 20635-N

Issued By: Kristopher Smood **No:** ADD-01

This Addendum consists of 3 pages, with 2 pages attached.

Confirmation of consideration of this addendum with respect to final bid price must be indicated in submitted bid documents.

Refer to MECHANICAL DRAWINGS (2 Sheets Attached)

Refer to DRAWING M-3

CLARIFY:

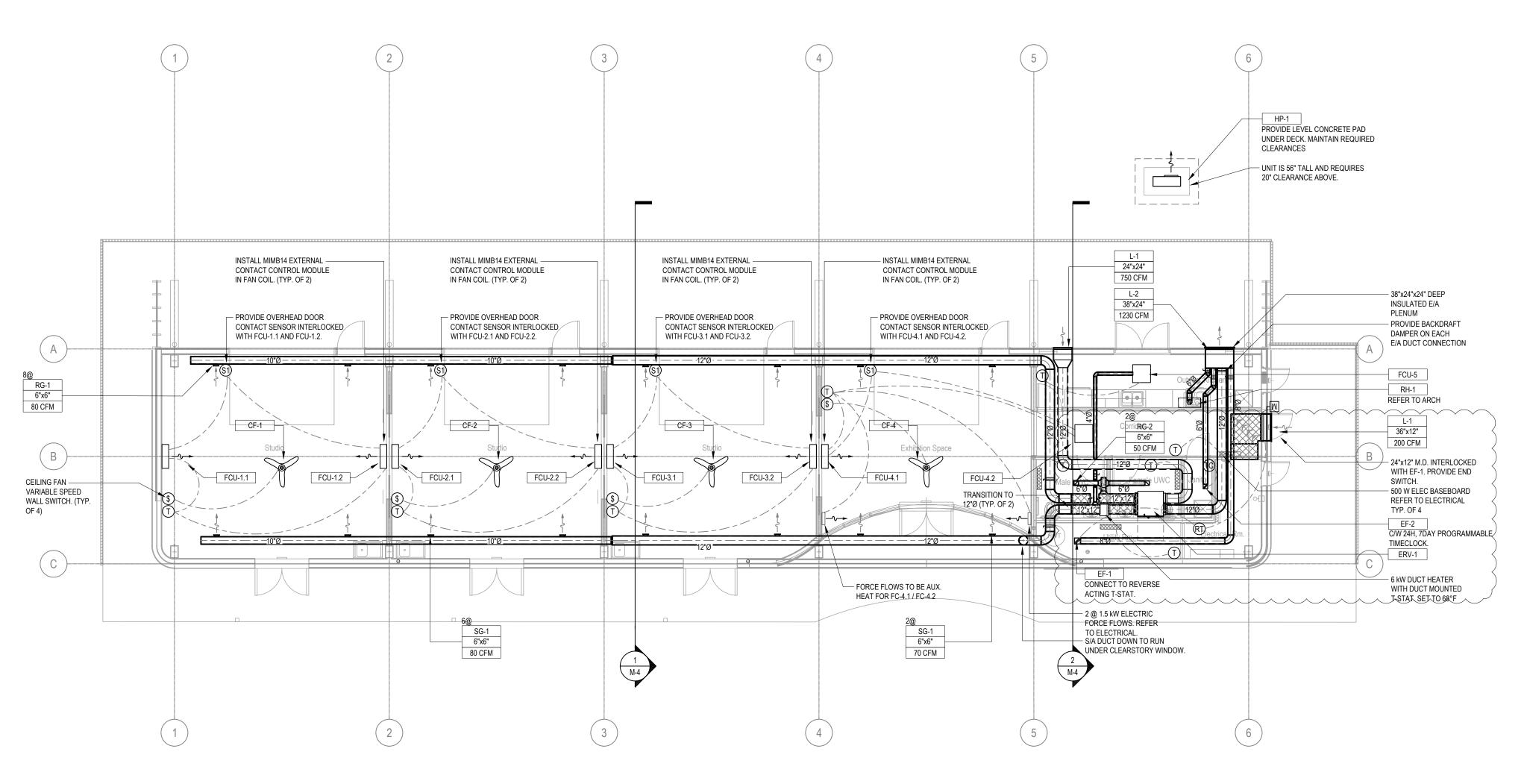
- EF-1 to be controlled by Reverse acting thermostat interlocked with motorized damper. Motorized damper to be supplied with end switch. Reverse acting thermostat to be Greenheck Product # 386367 and set at 80F.
- 2. EF-2 to be controlled by 24-hour, 7-day programmable timeclock. Timeclock to be Greenheck, Product # 876265. Timeclock to be set to operate during business hours 8am-6pm.

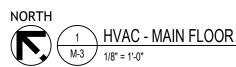
Refer to DRAWING M-5

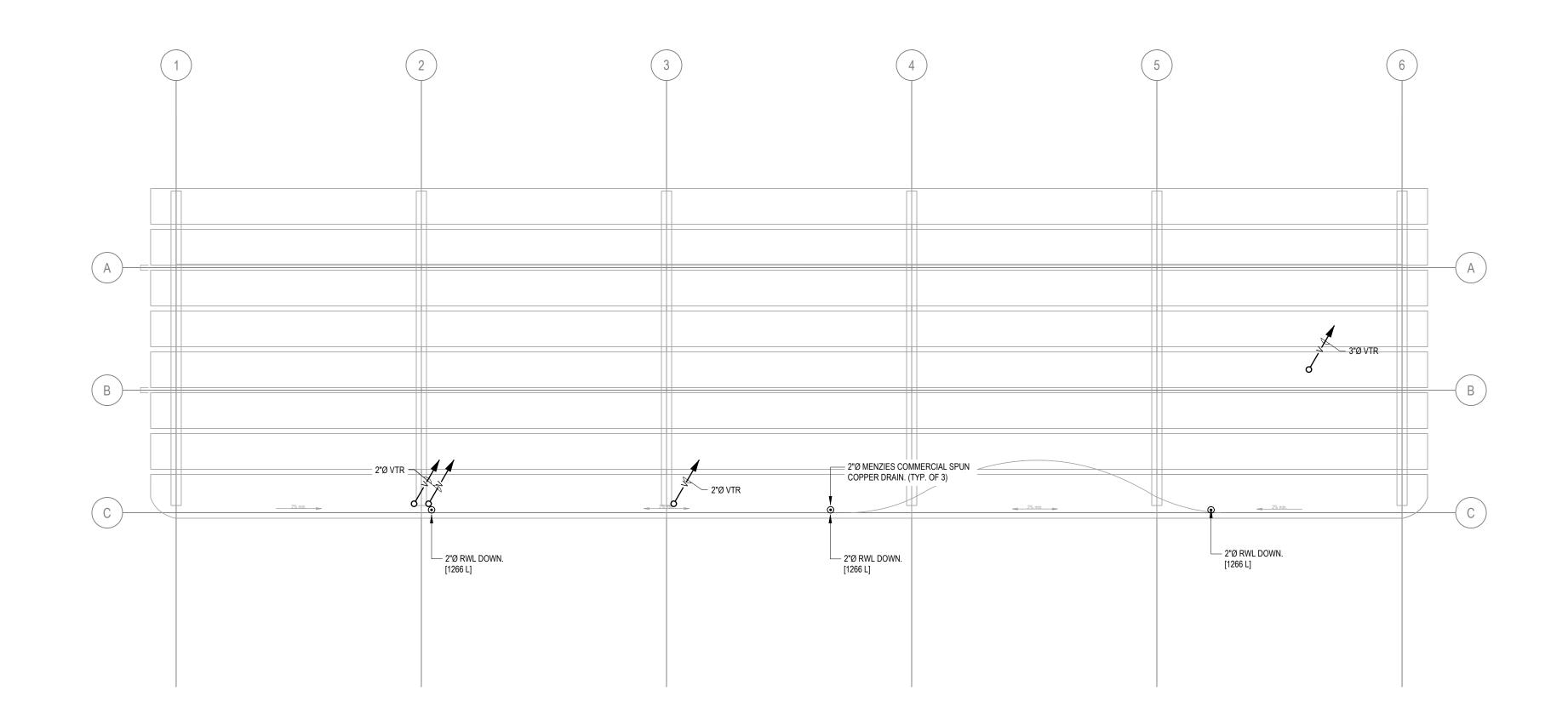
CLARIFY:

 Exhaust Fan Schedule updated to include reverse thermostat for EF-1. Greenheck Product # 387367. EF-2 to be controlled by timeclock, Greenheck Product # 876265.

END OF MECHANICAL ADDENDUM No. 01









ROCKY POINT
ENGINEERINGLTD.
Vancouver • Langley • Victoria • Nanaimo • Kelowna • Kamloops • Nelson
Mechanical Consulting Engineers www.rpeng.ca
NANAIMO OFFICE ph. 250.585.0222
102 - 3721 SHENTON ROAD
NANAIMO, BC, V9T 2H1

SUB-CONSULTANT:

KEYPLAN:

5 AUG. 31 2023 ADD-01 KS
4 MAR. 31, 2023 ISSUED FOR BP & TENDER KS
3 FEB. 17, 2023 ISSUED FOR 95% CD'S KS
2 FEB. 02,2023 ISSUED FOR 75% CD'S KS
1 NOV. 21, 2022 ISSUED FOR COORDINATION KS
No. DATE DESCRIPTION BY
REVISIONS:

COPYRIGHT RESERVED:

Everything shown hereon is for use on this project only and may not be reproduced without the written permission of ROCKY POINT ENGINEERING LTD. and unless the reproduction carries their name.

SEAL:

Permit to Practice #1000700

CLIENT:

PROJECT:

LADYSMITH ARTS AND HERITAGE HUB

610, 612, 614 AND 616 OYSTER BAY ROAD LADYSMITH, BC V9G 1B8

DRAWING NAME:

MAIN FLOOR PLAN - HVAC & ROOF PLAN - MECHANICAL

PROJECT NUMBER:

DRAWN BY: KS
DESIGNED BY: SC

DESIGNED BY: SC

APPROVED BY: AM

SCALE: AS INDICATED

DRAWING:

M-3

AIR TE	ERMINAL SCH	IEDULE			
DESIGNATION	SYSTEM	MANUFACTURER	MODEL	BALANCING DAMPER	COMMENTS
UNITS					
SG-1	SUPPLY AIR	EH PRICE	520D/F/A/B12	Y	C/W BALANCE DAMPER
RG-1	RETURN AIR	EH PRICE	535D/F/L//B12	Y	C/W BALANCE DAMPER
L-1	OUTSIDE AIR	EH PRICE	DE439	N	
L-2	EXHAUST	EH PRICE	DE439	N	
ADDITIONAL INF	FORMATION:	•			

EXPA	NSION TANK S	CHEDULE								
DESIGNATION	MANUFACTURER	MODEL	LOCATION	DUTY	CAPACITY	MAX PRESSURE	DIMENS	IONS (IN)	WEIGHT	COMMENTS
UNITS					GAL	PSIG	DIAMETER	HEIGHT	LBS	
ET-1	AMTROL	ST-30VC-DD	STORAGE	DOMESTIC WATER	16	150	15	25	48	1
		RAGM, ATTACHMENTS R CIRCULATOR, SHRA		,				*	50 PSI, FOR POTA	BLE WATER, LINER, ANTIMICROBIAL POLYPROPYLENE W/ ANTI-LEGIONELLA

EXHA	AUST FAN SCHE	DULE													
TAG	MANUFACTURER	MODEL	LOCATION	SERVING	EXHAUST AIRFLOW	ESP		ELECTRIC	AL	POWER	FAN SPEED	NOISE LEVEL	CONTROL	WEIGHT	COMMENTS
UNITS					CFM	IN WG	VOLTAGE	PHASE	FREQUENCY	HP	RPM	SONES		LBS	
EF-1	GREENHECK	SP-B200	MECHANICAL ROOM	MECHANICAL ROOM	200	0.275	115	1	60	0.03	980	4.5	REVERSE ACTING T-STAT	225	1, 3, 4
EF-2	GREENHECK	SP-B50	JANITORS ROOM	JANITORS ROOM	100	0.136	115	1	60	0.02	580	0.8	TIMECLOCK	9	1, 2

NOTE 1: HANGING VIBRATION ISOLATION KIT, ADJUSTABLE MOUNTING BRACKET, ELECTRICAL DISCONNECT SWITCH, BACKDRAFT DAMPER NOTE 2: 24 HOUR, 7 DAY PROGRAMMABLE TIMECLOCK OPERTATING, GREENHECK MODEL #876265. TIMECLOCK TO OPERATE DURING BUSINESS HOURS 8AM-6PM

NOTE 3: REVERSE ACTING THERMOSTAT, GREENHECK MODEL #386367. NOTE 4: INTERLOCK EXHAUST FAN WITH MOTORIZED DAMPER. PROVIDE END SWITCH FOR MOTORIZED DAMPER.

NOTE 1: PROVIDE UNIVERSAL MOUNT FOR SLOPED CEILINGS AND PROVIDE VARIABLE SPEED WALL SWITCH

CEILIN	NG FAN SCHEDU	JLE (OWNER SI	UPPLIED)											
DESIGNATION	MANUFACTURER	MODEL	LOCATION	CAPACITY	AREA OF SPACE	DIAMETER	MAX FAN SPEED	WATTS MAX/MIN		ELECTRICAL		WEIGHT	SOUND	COMMENTS
UNITS				CFM	FT2	IN	RPM	kW	VOLTAGE	PHASE	FREQUENCY	LBS		
CF-1	BIG ASS FANS	HAIKU (BAMBOO)	STUDIO 104	1389-6713	530	52	200	2.2/15.6	120	1	60	13	35 dBA	1
CF-2	BIG ASS FANS	HAIKU (BAMBOO)	STUDIO 103	1389-6713	530	52	200	2.2/15.6	120	1	60	13	35 dBA	1
CF-3	BIG ASS FANS	HAIKU (BAMBOO)	STUDIO 102	1389-6713	530	52	200	2.2/15.6	120	1	60	13	35 dBA	1
CF-4	BIG ASS FANS	HAIKU (BAMBOO)	ENTRYWAY 101	1389-6713	450	52	200	2.2/15.6	120	1	60	13	35 dBA	1

PUMP	SCHEDULE											
DESIGNATION	MANUFACTURER	MODEL	LOCATION	DUTY	FLOW	PUMP HEAD	MOTOR POWER		ELECTRICAL		CONTROLS	COMMENTS
UNITS					GPM	FT	W	VOLTAGE (V)	PHASE	FREQUENCY (Hz)		
P-1	BELL & GOSSETT	PL-36	MECH ROOM	DOMESTIC HW RECIRCULATION	5	10	FRAC	120	1	60	AQUASTAT	NOTES 1
NOTE 1: ALL BR	ONZE CONSTRUCTIO	ON, PIPE MOUNTED A	AQUA-STAT + TIME-	CLOCK CONTROL	I	1		•		-		

DESIGNATION MANUFACTURER MODEL LOCATION SERVING SUPPLY AIRFLOW	ENEF	RGY RECOVER	RY VENTILATOR SCHI	EDULE																
EDV.1 PENEWAIRE HE-1X IINV/S35HH_ANT_L ABOVE FEMALE BUILDING 750 750 0.85 76.9% 76.9% 208 3 60 5.2 5.2 23.3/4" 40.3/8" 50.3/4 272 12.3	DESIGNATION	MANUFACTURER	MODEL	LOCATION	SERVING			ESP	SENSIBLE EF	FECTIVENESS	I	ELECTRICAL	-	MCA	MOP	С	DIMENSIONS (II	N)	WEIGHT	COMMENTS
- 1 FPV/1 1 PENE/WAIPE 1 HE-1X INV/-SX5HHAVI1 1 BUILLING 1 /50 1 /50 1 /50 1 /50 1 /50 1 /50 1 /50 1 /50	UNITS					CFM	CFM	IN WG	SUMMER	WINTER	VOLTAGE	PHASE	FREQUENCY	AMPS	AMPS	WIDTH	LENGTH	HEIGHT	LBS	
	ERV-1	RENEWAIRE	HE-1XJINV-S35HHANTL		BUILDING	750	1 /60	0.85	76.9 %	76.9 %	208	3	60	5.2	5.2	23-3/4"	40-3/8"	50-3/4	272	1,2, 3

NOTE 1: PROVIDE TIMECLOCK FOR CONTROL. COORDINATE SCHEDULE WITH BUILDING OPERATOR NOTE 2: PROVIDE MERV-13 FILTERS NOTE 3: ECM MOTOR OPTION

ELECT	RIC DOMESTIC	HOT WATER	TANK SCHEDULE														
DESIGNATION	MANUFACTURER	MODEL	LOCATION	DUTY	CAPACITY	ENTERING WATER	LEAVING WATER	RECOVERY RATE @ TEMP. RISE	INPUT POWER	FLA		ELECTRICAL		DIMENSIONS	WEIGHT	CONTROL	COMMENTS
UNITS					GALLON	°F	°C	GPH	kW	AMPS	VOLTAGE	PHASE	FREQUENCY	HIEGHT x DIA	LBS		
DHWT-1	AO SMITH	DRE-52	MECHANICAL ROOM	DOMESTIC HOT WATER	50	40	140	50 @100°F	12.3	34	208	3	60	55-3/4" x 21-1/2"	265	AQUASTAT	1, 2
				REQUIREMENTS, MANUFACTU PROTECTION, TITANIUM LOW		CONTROLS, NON-S	IMULTANEOUS	OPERATION, TEMPE	RATURE AND PRE	SSURE RELIEF VA	ALVE		•			•	

			DIMENSIONS		MOCP	MCA		ELECTRICAL		HSPF	EER	SEER	CONDENSER FAN POWER	HEATING CAPACITY	COOLING CAPACITY	SERVING	LOCATION	MODEL	MANUFACTURER	DESIGNATION
dB (A)	LBS	DEPTH (IN)	HEIGHT (IN)	WIDTH (IN)	AMPS	AMPS	FREQUENCY	PHASE	VOLTAGE				W	BTU/h	BTU/h					UNITS
59 1, 2	276	13	55-15/16	37	50	32	60	1	208	11.5	11.2	20.6	2x 139	66000	60000	FCU-1 TO FCU-5	UNDER DECK	AM060NXMDCR/AA	SAMSUNG	HP-1
	276	13	55-15/16	37 DLLER	50 STEM CONTRO	32 GRAMMABLE SY	60 UR - 7 DAY PROG	1 ETAILS. 24 HO		_	I INATE SLOPII	TORS. COORD	RENE PAD ISOLAT	ERS WITH NEOPF	H SLOPED SLEEP	ED ON 200mm HIG	NIT TO BE MOUNT	L 10-A REFRIGERANT, L ONDITIONS: COOLING	TS TO CONTAIN R4	NOTE 1: ALL UN NOTE 2: PERFO

DESIGNATION	MANUFACTURER	TYPE	MODEL	LOCATION	SERVING	OUTDOOR UNIT	DESIGN FLOW CFM	TOTAL COOLING CAPACITY	TOTAL HEATING CAPACITY		ELECTRIC	CAL	MCA	MOP	POWER CONSUMPTION	SOUND dB(A)		DIMENSIONS		WEIGHT	COMMENTS
UNITS							H/M/L	BTU/h	BTU/h	VOLTAGE	PHASE	FREQUENCY	AMPS	AMPS	WATTS	HI - MID - LOW	HEIGHT (IN)	WIDTH (IN)	DEPTH (IN)	LBS	
FCU-1.1	SAMSUNG	DUCTLESS WALL MOUNTED	AM007TNVDCH/AA	STUDIO 104	STUDIO 104	HP-1	201 / 177 / 159	7500	8500	208	1	60	0.2	15	27	34-32-30	11-3/4	32-15/16	8-7/16	20	1, 2, 3, 4
FCU-1.2	SAMSUNG	DUCTLESS WALL MOUNTED	AM007TNVDCH/AA	STUDIO 104	STUDIO 104	HP-1	201 / 177 / 159	7500	8500	208	1	60	0.2	15	27	34-32-30	11-3/4	32-15/16	8-7/16	20	1, 2, 3, 4
FCU-2.1	SAMSUNG	DUCTLESS WALL MOUNTED	AM007TNVDCH/AA	STUDIO 103	STUDIO 103	HP-1	201 / 177 / 159	7500	8500	208	1	60	0.2	15	27	34-32-30	11-3/4	32-15/16	8-7/16	20	1, 2, 3, 4
FCU-2.2	SAMSUNG	DUCTLESS WALL MOUNTED	AM007TNVDCH/AA	STUDIO 103	STUDIO 103	HP-1	201 / 177 / 159	7500	8500	208	1	60	0.2	15	27	34-32-30	11-3/4	32-15/16	8-7/16	20	1, 2, 3, 4
FCU-3.1	SAMSUNG	DUCTLESS WALL MOUNTED	AM007TNVDCH/AA	STUDIO 102	STUDIO 102	HP-1	201 / 177 / 159	7500	8500	208	1	60	0.2	15	27	34-32-30	11-3/4	32-15/16	8-7/16	20	1, 2, 3, 4
FCU-3.2	SAMSUNG	DUCTLESS WALL MOUNTED	AM007TNVDCH/AA	STUDIO 102	STUDIO 102	HP-1	201 / 177 / 159	7500	8500	208	1	60	0.2	15	27	34-32-30	11-3/4	32-15/16	8-7/16	20	1, 2, 3, 4
FCU-4.1	SAMSUNG	DUCTLESS WALL MOUNTED	AM007TNVDCH/AA	ENTRYWAY 101	ENTRYWAY 101	HP-1	201 / 177 / 159	7500	8500	208	1	60	0.2	15	27	34-32-30	11-3/4	32-15/16	8-7/16	20	1, 2, 3, 4
FCU-4.2	SAMSUNG	MINI 4-WAY CASSETTE	AM007NNNDCH/AA	CORRIDOR	CORRIDOR/ENTRY WAY	HP-1	318 / 272 / 230	7500	8700	208	1	60	0.24	15	65	32-29-25	9-13/16	22-5/8	22-5/8	6	1, 2, 3, 4
FCU-5	SAMSUNG	MINI 4-WAY CASSETTE	AM005NNNDCH/AA	KITCHEN	KITCHEN	HP-1	300 / 254 / 230	5000	6000	208	1	60	0.24	15	65	30-28-23	9-13/16	22-5/8	22-5/8	6	1, 2, 3

NOTE 1: ALL TO CONTAIN R410A REFRIGERANT AND BE SUPPLIED WITH VIBRATION ISOLATORS, FILTER RACK AND FILTER, NOTE 2: PERFORMANCE RATING CONDITIONS: COOLING: 26.7°C AND 19.4°C WB INDOOR, 35°C DB OUTDOOR, HEATING: 21.1°C DB INDOOR, -8.3°C DB OUTDOOR. NOTE 3: 24 HOUR - 7 DAY WIRED REMOTE CONTROLLER . SAMSUNG MWR-WG00UN. NOTE 4: PROVIDE SAMSUNG EXTERNAL CONTACT CONTROL MODULE MIM-B14 FOR EACH FAN COIL AND OVERHEAD DOOR CONTACT SENSORS

MOTOR LIST																				
ABBREVIATION	IS:	STARTERS:	PILOT DEVIC	ES:																
M=Mechanical D		VSD=Variable speed drive	F=Float Switch																	
E=Electrical DIV		MG=Magnetic starter (HOA)	T=Thermostat																	
B.A.S.= Building	Automation System	MN=Manual starter	P=Pressure S	witch				START	ER			DISCON	NN	PILO	T DEV	(ICE	В	E	E	
C.C.F.=Firefighte	ers Central Control Facility	PCS=Packaged Controls	C=Time Clock					T	S	1	W	SI	W	T	S	I W	Α	М	S	
EMERG. PWR.=	Emergency Power		I=Interlock					Υ	U	N	I L	JN	1	Υ	U	N I	S	Е	S	
			S=Manual Swi	itch				Р	Р	S	R	P S	R	Р	Р	S R		R	E	
SPECIAL INST	RUCTIONS		ET-Electronic	Thermo	stat			E	Р	T	E F	РТ	E	Е	Р	T E		G	N	
1.All starters to b	e magnetic H.O.A. unless otherwise spe	cified	FA-Fire Alarm						Ĺ	Α	D I	L A	D		L	A D			Т	
2.A terminal secti	on shall be provided with all MCC's		O=Other						1	L	1	l L			1	L		Р	1	
	dance with standard detail drawing		GS= Gas Sens	cor					Е			E L			Е	1		W	Α	
x wired in accord	dance with standard detail drawing		B = Building A		n Cuata	<u> </u>			D			DE			D			R	1	
UNIT No.	UNIT DESCRIPTION	LOCATION or ROOM NUMBER	V Suitaing A	PH		LOAD			U	D		ם				D		K	L	REMARKS
			٧.	_			45 1400	BOO										N)	N.	
ERV-1	Energy Recovery Ventilator	Ceiling	208	3			15 MOP	PCS	M			E E		-		E E	N	N	N	Timeclock
DH-1	ERV-1 Electric Duct Heater	Ceiling	240	1	60	6 kW		PCS	M	M	E	E E	Е	Т	M	E E	N	N	N	Controlled by Integral T-Stat
ef-1	De-stratification fan (4 total)	1 per Studio	120		60	ļ.,		PCS	M	-M/	EV	E/E	E	5	M	E Æ	-	N.	N/	Variable Speed Wall Switch
EF-1	Electrical Room Exhaust	Ceiling	120	1	60	FRAC		MG	E	E	E	E E	E	T	V	E E	N	N	N	Reverse Acting T-Stat
EF-2	Janitor Room Exhaust	Ceiling	120	1	60	FRAC	-	MG	E			E E				E E		N	N	Timeclock
	Electrical Room Intake Damper	Wall	120	1	60	110.0		1110	<u> </u>				_	· ·	_					Interlock to EF-1 c/w End Switch
\wedge /	Electrical Noolly Illiance Dainper	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	120		. 00		\wedge	\downarrow		\wedge	\rightarrow						\wedge			Milenook to Er-1 CW End Switch
												\perp			$\overline{}$	_	1			
RH-1	Range Hood	Kitchen	120	1	60	FRAC		PCS	M	M	E	E E	E							
LID 4	VDE Hard Down	Outile on Conde	200	4	60	20 140 4	FO MOD	DOG		N.A.			-	_	NA.	E E	N	NI.	NI NI	Defect Manufatore with a linear
HP-1	VRF Heat Pump	Outside on Grade	208	1	60	32 MCA	50 MOP	PCS	M	М	E	Е Е	Е	1	М	E E	N	N	N	Refer to Manufacturers wiring diagrams
FC-1.1	Hi-Wall VRF Fan Coil	Studio 1	208	1	60	0.20 MCA	15 MOP	PCS	M	M	FF	E E	Е	-	M	E E	N	N	N	Wired T-Stat
FC-1.1	Hi-Wall VRF Fan Coil	Studio 1	208	1	60	0.20 MCA	15 MOP	PCS	M			E E	_			E E	N	N	N	Wired 1-Stat
C-1.2	Hi-Wall VRF Fan Coil	Studio 2	208	1	60	0.20 MCA	15 MOP	PCS	M			E E	_	- T		E E	N	N	N	Wired 1-Stat
-C-2.1	Hi-Wall VRF Fan Coil	Studio 2	208	1	60	0.20 MCA	15 MOP	PCS	M	10000		E E		T	11001	E E	N	N	N	Wired T-Stat
C-2.2	Hi-Wall VRF Fan Coil	Studio 3	208	1	60	0.20 MCA	15 MOP	PCS	M	141		E E		T		E E	N	N	N	Wired T-Stat
C-3.2	Hi-Wall VRF Fan Coil	Studio 3	208	1	60	0.20 MCA	15 MOP	PCS	M			E E	E			E E	N	N	N	Wired T-Stat
-C-3.2 -C-4.1	Hi-Wall VRF Fan Coil	Entrance Lobby	208	1	60	0.20 MCA	15 MOP	PCS	M	141		E E	_	-	18001	E E	N	N	N	Wired 1-Stat
C-4.1	Mini Cassette VRF Fan Coil	Corridor	208	1	60	0.24 MCA	15 MOP	PCS	M			E E		T		E E	N	N	N	Wired 1-Stat
-C-4.2 -C-5	Mini Cassette VRF Fan Coil	Kitchen	208	1	60	0.24 MCA	15 MOP	PCS	M			E E		T .		E E		N	N	Wired T-Stat
0-3	Willi Cassette VKF Fall Coll	Nichell	200	-	00	U.24 IVICA	13 IVIOF	F03	IVI	IVI					IVI		IN	IN	IN	Wiled 1-3lat
MCU-1	Mode Control Unit	Ceiling	208	1	60	2.0 MCA	15 MOP	PCS	М	М	E E	E E	E				N	N	N	
MCU-2	Mode Control Unit	Ceiling	208	1	60	2.0 MCA	15 MOP	PCS				E E					N	N	N	
on (7) (7)				Ė		1212 111/2/12			,,,,,		_ '	_	T-							
DHWT-1	Domestic Water Heater	Mechanical Rm	208	3	60	12.3 KW	34 A	PCS	М	М	E	E E	Е							
P-1	Domestic water recirculation	Mechanical Rm	120	1	60	FRAC														
													_		_	_				
EFF *	Electric Force Flow	Entry	120	1	60	2 @ 1.5 kW						E E				E E		N	N	Controlled by FC-4.1/4.2 T-Stat Aux Heat Module. Provide Relay
3B *	Elecric Baseboard	Corridor	120	1		0.5 kW						E E	E			E E	N	N	N	Controlled by wall mounted T-Stat
3B *	Electric Baseboard	Mech Room	120	1	60	0.5 kw						B E				E E		N	N	Controlled by wall mounted T-Stat
3B *	Baseboard Heater	Male WC	120	1	60	0.5 kw						E E	E	T		E E		N	N	Controlled by wall mounted T-Stat
3B *	Baseboard Heater	Female WC	120	1	60	0.5 kw						E E	E	1	E	E E	N	N	N	Controlled by wall mounted T-Stat
Additional Instruc																				
* Equipment supp	blied by Div. 16.																			

ŀ	Domestic Hot Water System:
ļ	Tanks to maintain water temperature at 140°F
I	P-1 to operate based on signal from timeclock (5am-10pm) and aquastat
	<u> </u>
ŀ	Mechanical / electrical Room Ventilation:
ļ	EF-1 to operate based on signal from reverse acting T-Stat.
ı	Motorized damper on intake louver to open and prove open via end switch prior to EF-1 starting upon signal from reverse acting T-Stat.
ŀ	Room set-point to be 80°F but adjustable at wall mounted T-Stat
	Janitors Room Exhaust:
	EF-2 to operate based on time-clock schedule
	ERV-1
	Operate based on signal from time-clock. Coordinate operation
	schedule with building operator.
	Duct heater to maintain discharge air temp setpoint of 68F
	Baseboard / Force Flows:
	Set t-stat for common area and bedroom baseboards to 70°F (adjustable)
	VRF:
	VRF system to be started up and commissioned per Samsung
	installation requirements. set up all HR Changer / MCU and pipe addresses per Samsung instruction. Provide complete commissioning and start-up checklists for all VRF equipment
	The heating mode range of the VRF heat pumps is -13°F to 73°F
	outdoor ambient temp, VRF system to utilize heating mode range
	down to -13°F. The living room baseboard heaters supplement with
	heat as required if setpoint cannot be met. This is managed through
	the MIM-B14 external contact control module installed inside the FCUs, which interlocks the living room baseboard heater with the VRF system.

Tag/Mark/Label	Description
WC-1	TOILET - WALL-HUNG DXV D23010S000.415 D28015000.150 Toilet - COSSU™, Tank type Toilet, Wall-hung with wall outlet, 3.0 LPF (0.8 GPF) partial flush and 6.0 LPF (1.6 GPF) full flush, Canvas white finish Vitreous china, Elongated bowl, Siphon jet flush action, Manual, Platinum nickel Skate Cosmopolitan dual flush actuator (D28015000.150), Tank not lined, Without tank cover locking device, Gravity-assisted flush, Tank coupling components, Mounting hardware included, Includes color-matched 5020A15G TRADITIONAL elongated toilet seat with cover, polypropylene, slow-close top-mounting easy lift-off hardware, 368 mm (14-1/2") wide, 533 mm (21") from finished wall, 349 mm (13-3/4") high Compliances: ASME A112.6 compliant, CSA B125.3 compliant, EPA WaterSense® compliant. GROHE 38996000 Carrier - Single
LAV-1	American Standard 0955001EC.020 0097000.020 Basin - MURRO, Wall-hung Lavabry, Vifeous china, EverClean® antimicrobial surface, White finish, Single hole centerset, Rear overflow, Faucet ledge with recessed self-draining deck, For concealed arm or wall support, Acrylic shroud, conceals control box and thermostatic mixing valve (0097000), Soap dispenser, When installed with a below deck electronics faucet which has the control box, the accessories will not fit under the shroud and will need to be installed outside the shroud, Overall Dimensions: 545 mm (21-7/16") long, 540 mm (21-1/4") wide, 152 mm (6") high, Bowl Dimensions: 394 mm (15-1/2") long, 540 mm (21-11/4") wide, 127 mm (5") deep Sloan StEFX200.100.0040 Faucet - BASYS®, Counter mounted, Automatic no-touch, Hardwired, Lavatory faucet Polished chrome finish, Single hole centerset, Metal spout, Flexible high pressure supply hoses with 10 mm (3/8") compression connections, 1.9 LPM (0.5 GPM) maximum flowrate, Multi-laminar spray outlet, Fixed spout, 147 mm (5-7/8") spout reach, 164 mm (6-7/16") high, Infaired sensor, Above deck control access, Below deck mechanical mixing valve, Less drain, Sloan transformer recommended, Vandal-resistant spray insert, key housed inside faucet body. Sloan StEFX200.100.0040 Faucet - BASYS®, Counter mounted, Automatic no-touch, Hardwired, Lavatory faucet Polished chrome finish, Single hole centerset, Metal spout, Flexible high pressure supply hoses with 10 mm (3/8") compression connections, 1.9 LPM (0.5 GPM) maximum flowrate, Multi-laminar spray outlet, Fixed spout, 147 mm (5-7/8") spout reach, 164 mm (6-7/16") high, Infaired sensor, Above deck control access, Below deck mechanical mixing valve, Less drain, Sloan transformer recommended, Vandal-resistant spray insert, key housed inside faucet body. Sloan ETF-233 Faucet and Flush Valve Power Kit For faucet American Standard 7723.018.002 Fixture Drain - Grid drain, For wheelchair lavatory, Brass construction, Polished chrome finish, 267 mm (10-1/2") high, 4-3/4" to 5" offs
SK-1	FLOOR MOUNTED, SCULLERY SINK-Franke Commercial SSL2424L-1-2 Sink - Single compartment sink, 203 mm (8") centerset, Scullery sink, with overall dimension 1273 mm (50-1/8") long, 724 mm (28-1/2") wide, 1118 mm (44") high, constructed from Grade 18-10 14 gauge Type 304 Stainless steel, Bowl dimensions are 610 mm (24") long, 610 mm (24") wide, 356 mm (14") deep, Finished with rolled rim, Polished to #4 satin finish, With backsplash, Fully welded square corner construction, Drainboard is located to the left of sink bowl, Less overflow, Stainless steel tubular legs with adjustable feet for leveling, Center waste location, 38 mm (1-1/2") (DN38) brass tailpiece, 89 mm (3-1/2") crumb cup strainer, waste fitting included, Codes and Compliances: ASME A112.19.3 compliant, CSA B45.4 compliant. Chicago Faucets 631-ABCP Faucet - Wall-hung, Manual, Two handles, Sink faucet, Polished chrome finish, 203 mm (8") centerset, Lead Free ANSI/NSF 61 and ANSI/NSF 372 compliant, ECAST® brass construction, Less supply, 10 mm (3/8") offset inlet supply arms, Quaturn ™ compression cartridge (90° turn), 8.3 LPM (2.2 GPM) maximum flowrate, Pressure compensating Softlo™ aerator, Gooseneck spout, 89 mm (3-1/2") spout reach, 222 mm (8-3/4") high, Vandal-resistant 102 mm (4") wrist blade handles with indexed buttons, Less drain, 13 mm (1/2") NPT female thread inlet McGuire 202C P-Trap - Solid heavy duty cast brass, Chrome-plated finish, With cleanout plug, Cast brass slip nuts, 52 mm (2") minimum water seal Watts TCA-411 Carrier - Floor mounted concealed Arm Track lavatory Carrier, Carrier complies with requirements of ASME A112.6.1M up to a 113 kg (250 lbs) static load, required minimum space is 87 mm (3-13/32")
SK-2	COUNTER MOUNTED, DROP-IN, COMMERCIAL SINKS-Franke Commercial LBD7508-1-3 Sink - Double compartmentsink, 203 mm (8") centerset, Commercial sinks, with overall dimension 845 mm (33-1/4") long, 559 mm (22") wide, 203 mm (8") high, constructed from 20 gauge Type 302 Stainless steel, Left bowl is 381 mm (15") long and right bowl is 381 mm (15") long, Left bowl is 432 mm (17") wide and right bowl is 432 mm (17") wide, Left bowl is 203 mm (8") deep and right bowl is 203 mm (8") deep, Polished to #4 satin finish, Factory installed EZ TORQUE™ fasteners, Factory applied rim seal, Center back waste location, 38 mm (1-1/2") (DN38) brass tailpiece, standpipe with guard, 89 mm (3-1/2") crumb cup strainer, Undercoated to reduce condensation and resonance, Codes and Compliances: ASME A112.19.3 compliant, CSA B45.4 compliant Chicago Faucets 201-AGN8AFC317ABCP Faucet - Counter mounted, Manual, Two handles, Sink faucet, Polished chrome finish, 203 mm (8") centerset, Lead Free ANSI/NSF 61 compliant, ECAST® brass construction, Less supply, 1/4 turn compression cartridge, 5.7 LPM (1.5 GPM) maximum flowrate, Male thread with laminar flow control insertin spout inlet, Gooseneck spout, 203 mm (8") spout reach, 333 mm (13-1/8") high, 102 mm (4") wrist blade handle with indexed buttons, Less drain, 13 mm (1/2") NPSM supply inlet for 10 mm (3/8") or 13 mm (1/2") flexible riser. McGuire LFCK165LK Supply - Lead free, Pipe to compression, Integral check supply kit, Chrome-plated finish, 3/8" I.P.S x 3/8" O.D, 305 mm (12") chrome-plated risers, Loose key, Faucet, Shallow wall flange McGuire 202C P-Trap - Solid heavy duty cast brass, Chrome-plated finish, With cleanout plug, Cast brass slip nuts, 52 mm (2") minimum water seal
JAN-1	FLOOR MOUNTED, MOP SERVICE SINKS-Stern Williams SB-900-T-10-VB-T-35-T-40-BP Sink - Single compartment sink, Mop service sinks, with overall dimension 610 mm (24") long, 610 mm (24") wide, 305 mm (12") high, constructed from Precast terrazzo, Bowl dimensions are 546 mm (21-1/2") long, 546 mm (21-1/2") wide, 254 mm (10") deep, Pearl grey marble chips and white portland cement, 76 mm (3") pipe size, cast integrally and provides for a caulked lead connection not less than 25 mm (1") deep to a 76 mm (3") pipe, flat stainless steel strainer, Without tiling flange, With stainless steel cap, Chrome finish mop service sink fitting with vacuum breaker, Hose and wall hook, Mop hanger, Splash catcher. American Standard 7293172H.002 Faucet - HERITAGE, Wall-hung, Manual, Two handles, Mop sink faucet, Polished chrome finish, 203 mm (8") centerset, Lead Free ANSI/NSF 61 compliant, Brass construction, Less supply, Ceramic disc cartridge, 5.7 LPM (1.5 GPM) maximum flowrate, Pressure compensating aerator, Brass gooseneck spout, 216 mm (8-1/2") spout reach, 265 mm (10-7/16") high, Wrist blade handle, Less drain, 13 mm (1/2") female inlet MODERATE CLIMATE WALL HYDRANT WITH CHROME PLATED FACE, INTEGRAL VACUUM BREAKER Watts HY-430 Hydrant - Moderate Climate wall
HB-1	Hydrant with chrome-plated face, integral vacuum breaker, all bronze, chrome-plated face, seat casting, loose key, 19 mm (3/4") hose connection, integral vacuum breaker, 19 mm (3/4") female x 25 mm (1") male pipe connection, Complies with ASSE 1019-2004, UPC/IAMPO listed. Max. operating pressure 125 psi.
SI-1	HAIR, PLASTER & SEDIMENT INTERCEPTOR W/FLUSH COVER - Watts SI-742-X-SS Interceptors - Epoxy coated steel, Hair, Plaster & Sediment Interceptor, Hair, Plaster & Sediment Interceptor w/Flush Cover, 51 mm (2") I.P.S. threaded connections, removable stainless steel sediment basket, Gasketed cover, Stainless steel top.
FD-1	FLOOR DRAIN WITH ROUND STAINLESS STEEL STRAINER - Watts FD-1103NH-A5-7 Floor Drain - Floor drain, Trap primer tapping, Round stainless steel strainer, Epoxy coated cast iron, No hub (MJ) outlet, 76 mm (3") pipe size, 127 mm (5") Diameter, stainless steel strainer, load rating: HD, Adjustable round heel proof stainless steel strainer, With anchor flange, Reversible clamping collar with primary & secondary weepholes, The load classifications are in accordance with the American National Standards ASME A112.21.1M
FFD-1	FLOOR DRAIN WITH OVAL FUNNEL - Watts FD-103NH-EG-7-1 Floor Drain - Floor drain, Trap primer tapping, Oval Funnel, Epoxy coated cast iron, No hub (MJ) outlet, 76 mm (3") pipe size, 102 mm (4") x 229 mm (9") oval nickel bronze funnel, With anchor flange, Reversible clamping collar with primary & secondary weepholes
RD-1	MENZIES COMMERCIAL SPUN COPPER INSERT DRAIN- Specification: Menzies Commercial Spun Copper Insert Drain. Install as per manufacturer's written instructions (located on website). Manufactured by Menzies Metal Products (www.menzies-metal.com, 1-800-665-8840). Two-piece membrane clamping system and cast aluminum high-rise strainer. Sizes to fit 2" (1 3/4" OD), 3" (2 3/4" OD), 4" (3 3/4" OD), and 6" (5 3/4" OD). 18" flange. 4" of adhesion surface. Use with (optional) Menzies Blue Drain Seal™ for outlet seal.

		Vand Med NAN 102 NAN	N G I N couver • Langley • V hanical Consulting E IAIMO OFFICE - 3721 SHENTON R IAIMO, BC, V9T 2H1	E E Cictoria • Nana Engineers COAD
REMARKS]			
vitch				
g diagrams		145	(DLAN)	
		KE'	YPLAN:	
Stat Aux Heat Module. Provide Relay				
T-Stat T-Stat				
T-Stat	<u> </u>			
T-Stat				
		5	AUG. 31 2023	ADD-01
		4	MAR. 31, 2023	ISSUED F
		3	FEB. 17, 2023	ISSUED F
		2	FEB. 02,2023	ISSUED F
	<u></u>	1	NOV. 21, 2022	ISSUED F

5	AUG. 31 2023	ADD-01	KS
4	MAR. 31, 2023	ISSUED FOR BP & TENDER	KS
3	FEB. 17, 2023	ISSUED FOR 95% CD'S	KS
2	FEB. 02,2023	ISSUED FOR 75% CD'S	KS
1	NOV. 21, 2022	ISSUED FOR COORDINATION	KS
No. RE\	DATE /ISIONS:	DESCRIPTION	BY

ph. 250.585.0222

COPYRIGHT RESERVED: Everything shown hereon is for use on this project only and may not be reproduced without the written permission of ROCKY POINT ENGINEERING LTD. and unless the reproduction carries their name.

Permit to Practice #1000700

CLIENT:

PROJECT:

LADYSMITH ARTS AND HERITAGE HUB

610, 612, 614 AND 616 OYSTER BAY ROAD LADYSMITH, BC V9G 1B8

DRAWING NAME:

MECHANICAL SCHEDULES

PROJECT NUMBER:

DESIGNED BY: SC APPROVED BY: AM

DRAWING:

SCALE:

6 **OF** 6

AS INDICATED