



REQUEST FOR TENDER No. 20-062

Meadowood Community Centre Construction

**Addendum 3 (16 pages)
Issued: November 30, 2020**

Closing Date & Time: on or before 3:00 PM Pacific Time on December 8, 2020

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

Enclosed is Addendum 3 (15 pages) from the Project Engineer, Herold Engineering Ltd.

End of Addendum 3

Attn: Kurtis Felker
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo BC V9T 6N2

DATE: November 27, 2020

PROJECT No.: 0837-052

PROJECT NAME:

Meadowood Community Centre
1830 Galvin Place, Qualicum BC

From: Erich Streit, Arch HTL, Project Manager

Pages Following

ADDENDUM – 03

1. *This Addendum shall be read in conjunction with and considered as an integral part of the Contract Documents; revisions supersede the information contained in the original drawings, specifications or previously issued Addendum.*
2. *Tender Price submitted shall include all items of this Addendum.*
3. *No consideration will be allowed for any extras due to any bidder not being familiar with the contents of this Addendum.*

Addendum Information:

1. Project Manual – Tender Specifications:

- .1 Invitation to Tender - Bonding:
 - .1 Bid Bond and Labour and Materials Payment Bond are required as part of the tender submission as stated and outlined in Section 00 21 13 Instructions to Bidders.
 - .2 Bonding costs are not to be stated as a separate price item.
- .2 Invitation to Tender - Digital (e-mail) tender submissions are acceptable. The following criteria must be met by submissions in digital format:
 - .1 Tenders must be received on or before date and time stated in Tender documents and are to be addressed to the Project Manager Erich Streit at estreit@heroldengineering.com and cc to dbanman@rdn.bc.ca
 - .2 All submissions are to be in PDF format, with maximum 15 MB size
 - .3 Herold Engineering Limited will monitor all e-mails between 12:00 noon and 3:00 pm on Tuesday December 8, 2020 and provide a response to the sender confirming receipt of all submissions.
 - .4 Proponents must acknowledge the risk associated with e-mailed submissions as their sole responsibility and that any late submissions, regardless of the reasons, may be rejected. Security tolerances could return to sender if possible corrupt files are presumed
 - .5 Each tender form received must be accompanied by a **verifiable digital Bid Bond** in the amount of Ten Percent (10%) of the Total Amount of Tender and a **verifiable digital Consent of Surety**. The successful Bidder will be required to submit a 50% Labour and Materials Bond and 50% Performance Bond as outlined in the Invitation to Tender and Instructions to Bidders Para. 1.7.
- .3 00 21 13 Instructions to Bidders: Separate Price items are to be provided as listed in para. 1.4.8. No additional separate prices are to be identified at this time
- .4 Food Service equipment as shown and specified on architectural drawings is to be part of the General Contractors Tender Bid Price
 - .1 Additional information FSE 2 to FSE 4 are attached to this Addendum
- .5 Section Pre-engineered steel building
 - .1 insulation u-values indicated are as per ASHRAE requirements – Refer to ASHRAE 90.1-2016 Normative Appendix A (free read-only version is available online) for description of the assemblies with prescribed R-value of double layer insulation. Bidders can submit alternative systems and demonstrate the systems' U-values are tested, calculated or modelled to be no greater than specified for review and approval.”
 - .2 para. 2.3 Shop Painting .1 standard metal building primer, 3 mil thickness, is acceptable for building framing and fasteners.
 - .3 Canopies over exterior man door openings can be provided as specified or supplied by steel building supplier. Steel frames will require painting.
 - .4 separate price item for insulated wall and roof liner panels to be based on

2. Refer to updated Civil drawings attached to this Addendum:

- .1 Note: Almost all aspects of the civil drawings have been updated since the previous tender set; contractors should be looking at the entire package again. MSR information is shown as well and there is some overlap with piping call-ups.

3. Architectural Drawings:

- .1 Building and Site Signage, bench and fencing are not to be included in tender price. These items, when finalized could covered as part of the Cash Allowance.
- .2 Concrete curbs to be provided and located as shown on the architectural site plan A101.
- .2 Bollards shown at Overhead door are part of this contract. Refer to Structural drawing S102 for details.
- .3 Handrail to Mezzanine stair to be 43 mm steel pipe painted.
- .4 .1 605 ARIA Fazed Grey CG is an accepted alternate to the Forbo Sphera Evolution 50400 Aqua Pearl.
- .4 .2 MaxMat is an accepted alternate to the Dinoflex sports flooring material
- .5 Concrete curb at building perimeter shown on drawing A701 to be 8" high as indicated in Pre-eng building specifications para. 2.2.2.
- .6 Entrance Canopy
 - .1 Metal mesh shown at Entrance Canopy on A 302 to be 2' square welded wire mesh, black powder coated. The areas covered with mesh could be divided into suitable panel sizes.
 - .2 Corrugated cladding to be 3/4" or 7/8" corrugated metal, gauge as appropriate.
- .7 Aluminum Plate Shutters apply to main floor windows as indicated, colour to match building cladding
- .8 Ceramic tile specified for Kitchen area to be specified product installed to TTMAC standards.
- .9 Mezzanine Storage and washrooms to have 9' ceiling height; walls and ceilings GWB finish,
- 10. Room 7 - Storage 2 is being re-named Room 7 - Mechanical Room
- 11 Electrical/Mechanical Room 5 and Mechanical Room 7 to be finished as per W3f; sloped ceiling to have double layer of 5/8" Type X GWB at underside; 1/2" plywood sheathing, painted on top; single layer of 5/8" Type X GWB at u/s in Room 6 - Storage Room 3.

4. Structural Drawings/Questions:

- .1 4' depth indicated for pad footings is for uplift prevention
- .2 2' depth for strip footings as per design
- .3 Existing fill is suitable for backfilling outside the of the foundations and for Underslab on grade; organic content is not to exceed 2% by volume.
- .4 Refer to structural specifications General Notes for slab on grade control joints
- .5 Specifications for sidewalks and concrete slab in front of overhead doors are the same as for the interior slab on grade.

5. Mechanical Addendum No. 02:

- .1 Refer to content of Mechanical Addendum No. 02 as per attached respective pages.

6. Food Equipment Specifications:

- .1 Refer to attached GalleyWorks specifications for the food equipment

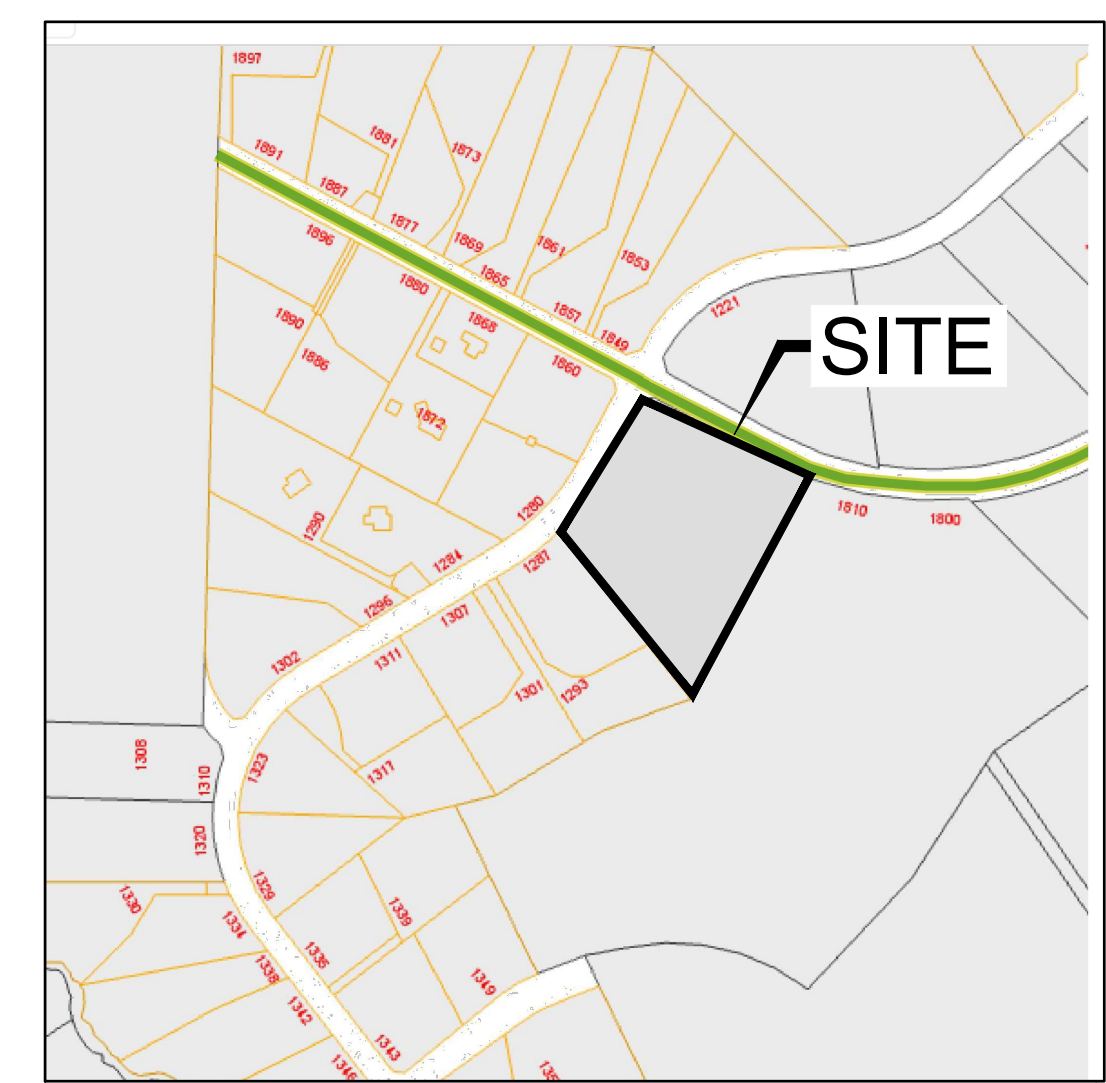
Per: Erich Streit, Arch HTL

CC: Dean Banman - RDN
Mark Dobbs - RDN
BC Bid & RDN Website
All Sub-Consultants

ISSUES		
No.	DATE	ISSUED FOR
A	2020.11.04	ISSUED FOR TENDER
1	2020.11.26	ADDENDUM #3

CLIENT

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT			REDUCER
		CURB AND GUTTER			FENCE
		EDGE OF GRAVEL			DITCH/SWALE
		TOP/BOTTOM OF BANK			WATERMAIN (SIZE AND MATERIAL NOTED)
		CATCH BASIN			SANITARY SEWER (SIZE AND MATERIAL NOTED)
		WATER VALVE			STORM DRAIN (SIZE AND MATERIAL NOTED)
		FIRE HYDRANT			UNDERGROUND TELEPHONE
		CAPPED END			UNDERGROUND HYDRO
		UTILITY POLE AND STREET LIGHT (LABELED PP,TP,PP/LS ETC.)			MONUMENT
		MANHOLE			PROPERTY LINE
		CLEANOUT			CENTERLINE AND STATIONING
		SANITARY/STORM INSPECTION CHAMBER (200# RISER)			SANITARY SEWER SERVICE CONNECTION AT MAIN
		JUNCTION BOX			ELEVATIONS
		AIR VALVE			PAVEMENT REMOVAL
		WATER METER			NEW ASPHALT



LOCATION PLAN
NTS

GENERAL NOTES:

- ALL WORK AND MATERIALS ARE TO BE AS DESCRIBED IN THE RDN BYLAW 500 AND MASTER MUNICIPAL CONTRACT DOCUMENTS (MMCD) LATEST EDITION OR AS OTHERWISE APPROVED BY THE ENGINEER.
 - A "PERMIT TO INSTALL WORKS WITHIN STREETS, LANES AND DISTRICT PROPERTY AREAS" WILL BE REQUIRED WHERE CONSTRUCTION IS TO BE UNDERTAKEN IN REGIONAL DISTRICT OF NANAIMO RIGHT-OF-WAYS AND/OR REGIONAL DISTRICT OF NANAIMO-OWNED UTILITIES OR PROPERTIES.
 - UPON APPROVAL OF THE PERMIT, THE REGIONAL DISTRICT OF NANAIMO'S CONSTRUCTION DIVISION SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
 - THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
 - CONTRACTOR TO COMPLY WITH ALL APPLICABLE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES & OCEANS CANADA REQUIREMENTS AT ALL TIMES DURING CONSTRUCTION.
 - CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
 - ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING. ALL OR ANY STRUCTURES NOT NECESSARILY SHOWN.
 - ALL DISTURBED SURFACES TO BE RESTORED TO EXISTING CONDITION OR BETTER.
 - ALL ORTHOMETRIC ELEVATIONS ARE TO CGVD28BC GEODETIC DATUM AND ARE DERIVED FROM DUAL FREQUENCY GNSS TIES TO THE NANOOSE BAY ACTIVE CONTROL STATION GCM 816868.
- DATA SOURCES:
 -TOPOGRAPHIC SURVEY COMPLETED BY JE ANDERSON IN SEPTEMBER 2020.
 -RECORD DRAWINGS PROVIDED BY THE REGIONAL DISTRICT OF NANAIMO.

WATERMAIN NOTES:

- ALL WATERMANS ARE TO BE PVC C900 DR18 (RATED TO 235 psi) WITH INTEGRALLY THICKENED BELL TO ASTM D3139, UNLESS OTHERWISE NOTED.

STORM SEWER NOTES:

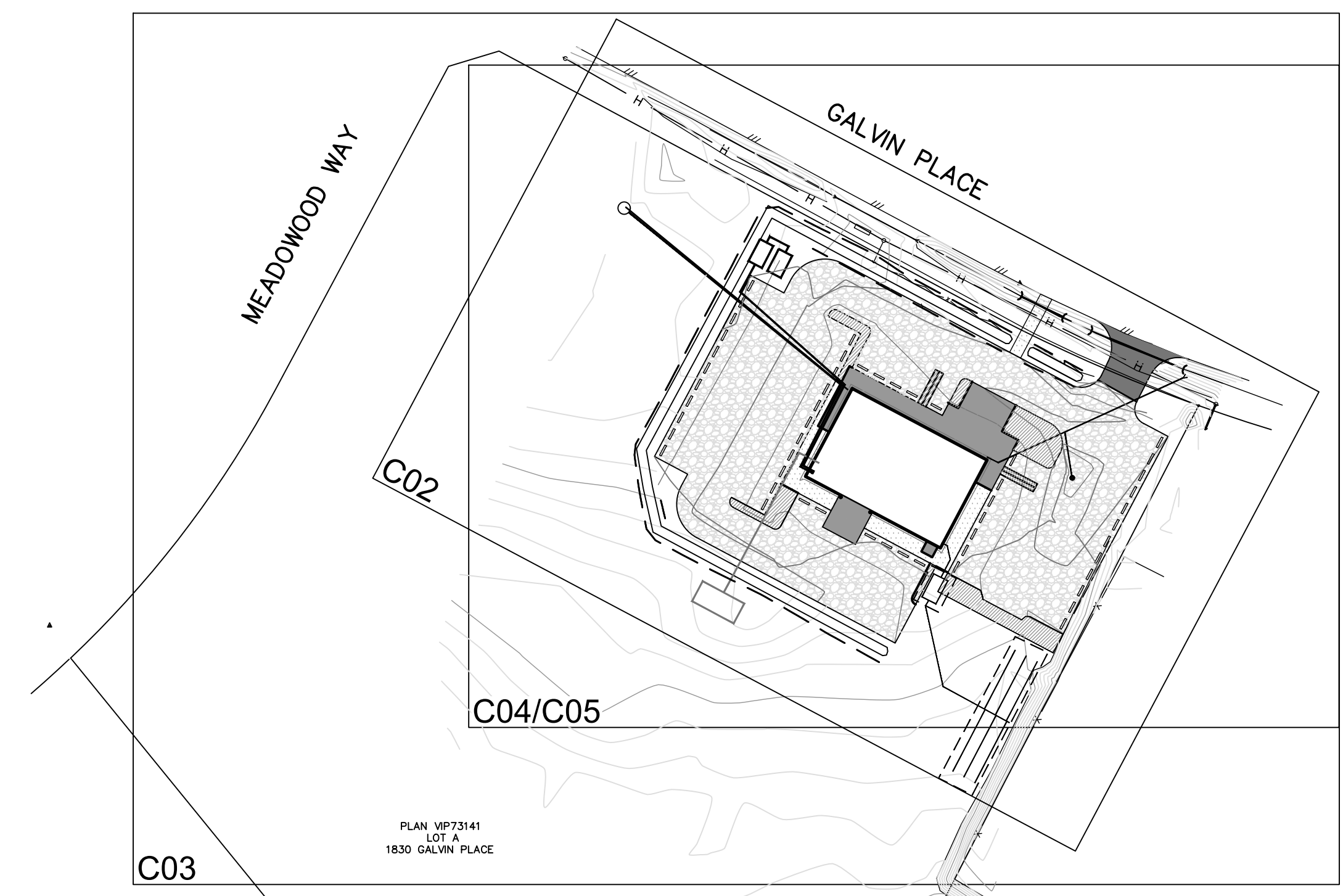
- ALL CATCH BASINS ARE TO BE RDN STANDARD TYPE UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN LEADS ARE TO BE 200# PVC SDR35 UNLESS OTHERWISE NOTED.
- ALL STORM SERVICES ARE TO BE 100# PVC SDR28 UNLESS OTHERWISE NOTED.

SANITARY SEWER NOTES:

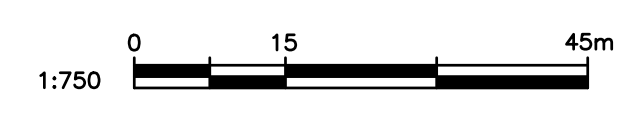
- ALL SANITARY SERVICES ARE TO BE 100# PVC SDR28 UNLESS OTHERWISE NOTED.

PRIVATE UTILITY NOTES:

- PRIVATE UTILITY MAIN AND SERVICE LOCATIONS ARE APPROXIMATE ONLY AND ARE BASED ON BC ONE CALL INFORMATION.



KEY PLAN
1:750



LIST OF DRAWINGS

DWG. No.	DESCRIPTION
C00	LEGEND, LOCATION KEY PLAN, DRAWING LIST & GENERAL NOTES
C01	SITE PLAN AND DESIGN DRAWING (MSR)
C02	WELL PLAN AND DETAILS (MSR)
C03	SITE SERVICING
C04	SITE GRADING
C05	STORM WATER MANAGEMENT PLAN
C06	EROSION & SEDIMENT CONTROL PLAN

ISSUED FOR TENDER

MEADOWWOOD COMMUNITY CENTRE
1830 GALVIN PLACE
QUALICUM, BC
REGIONAL DISTRICT OF NANAIMO



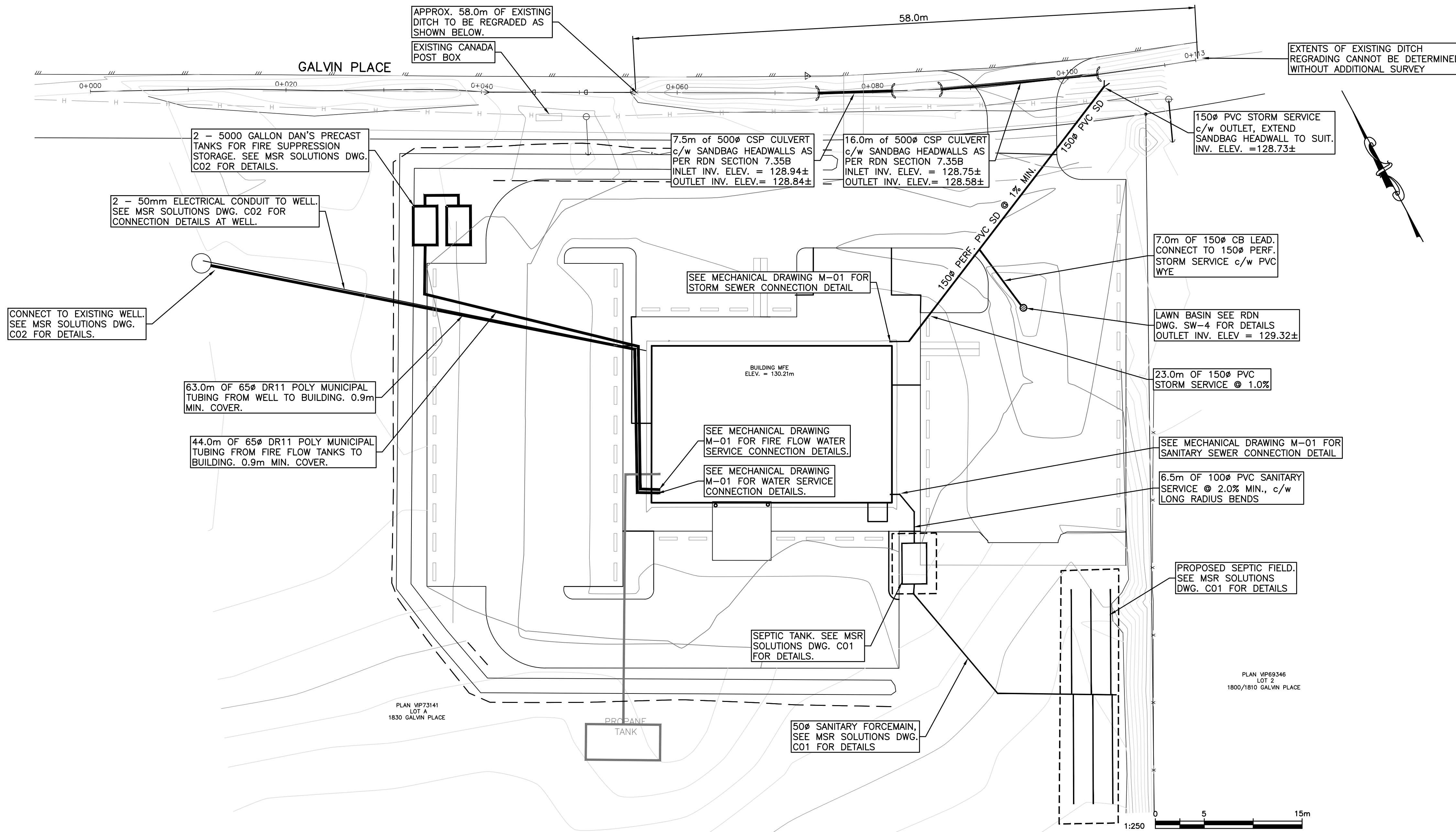
3701 Shenton Rd, Nanaimo, BC V9T 2H1
Tel: 250-751-8558 Fax: 250-751-8559
Email: mail@heroldengineering.com

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LEGEND, LOCATION KEY PLAN, DRAWING LIST, & GENERAL NOTES

DESIGNED GTH	ENGINEER'S SEAL
DESIGN REVIEW PGR	
DRAFTED GTH	
DRAFTING REVIEW IEB	
PROJECT No. 0837-052	CLIENT DRAWING No.
SCALE H: 1:750 V: N/A	PERMIT No.
HEL DRAWING No. C00	REVISION 1 OF 7 1

File: H:\Projects\0837-052 Meadowood Community Centre\Civil Drawings\0837-052 Civil Drawings.dwg Plot Time: Nov. 26, 20 4:16 PM User: Garrett Hunter



- NOTES:**
- FOR GENERAL NOTES SEE DWG. No. C00.

CHAMBER MAINTENANCE NOTES (CATCH BASINS):

MAINTENANCE BY THE PROPERTY OWNER/OPERATOR MUST INCLUDE THE FOLLOWING:

- MAINTAIN GRATES, INLETS AND OUTLETS FREE OF DEBRIS AT ALL TIMES. VISUALLY CHECK INLET/OUTLET AND PIPING COMPONENTS EVERY 6 MONTHS (OCTOBER 1ST AND APRIL 1ST) AS WELL AS DURING HEAVY RAINFALL EVENTS.
- ENSURE OVERFLOW ROUTES FROM SUMP ARE KEPT CLEAR AT ALL TIMES, PARTICULARLY DURING HEAVY RAINFALL EVENTS.
- CLEAN FLOATING DEBRIS OUT OF SUMP AT EVERY VISUAL CHECK, AND CLEAN SUMP WHENEVER DEPTH OF SEDIMENT EXCEEDS 100mm.

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A	2020.11.04	ISSUED FOR TENDER
1	2020.11.26	ADDENDUM #3

CLIENT

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MEADOWOOD COMMUNITY CENTRE
1830 GALVIN PLACE

QUALICUM, BC

REGIONAL DISTRICT OF NANAIMO



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SITE SERVICING

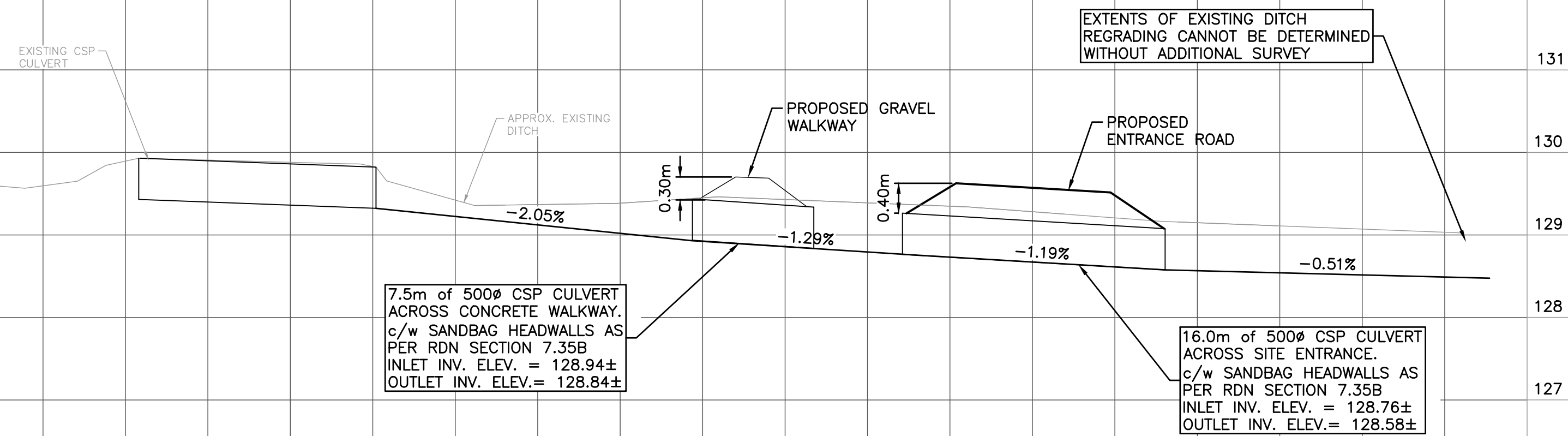
DESIGNED GTH	ENGINEER'S SEAL
DESIGN REVIEW PGR	
DRAFTED GTH	
DRAFTING REVIEW IEB	

PROJECT No. 0837-052	CLIENT DRAWING No.
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SCALE H: 1:250 V: 1:50	PERMIT No.
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REL DRAWING No. C03	REVISION 1
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CHAINAGE	DESIGN DITCH ELEVATIONS	EXISTING DITCH ELEVATIONS
0+000	129.91	
	129.84	
	129.74	
	129.76	
0+020	129.74	
	129.71	
	129.63	
	129.60	
0+040	129.59	
	129.91	
	129.88	
	129.83	
0+060	129.42	
	129.224	
	129.37	
	128.121	
	129.38	
	128.019	
	129.45	
	128.922	
0+080	129.43	
	128.857	
	129.39	
	128.793	
	129.35	
	128.730	
	129.28	
	128.671	
0+100	129.21	
	128.612	
	129.15	
	128.566	
	128.540	
	128.515	
0+120	128.490	



CUT/FILL MATERIAL LIST

NATIVE MATERIAL TO PARKING LOT SUBBASE:

- CUT VOLUME = 175.62 Cu.M
- FILL VOLUME = 205.69 Cu.M
- TOTAL VOLUME = 30.07 Cu.M CUT

IMPORT MATERIAL FOR PARKING LOT STRUCTURE

- 370.65 Cu.M R.A.P.
- 617.83 Cu.M 75mm MINUS SUBBASE

IMPORT MATERIAL FOR CONCRETE/GRAVEL WALKWAYS

- 15.6 Cu.M DRIVEWAY CHIP
- 49.0 Cu.M 20mm MINUS SUBBASE

MATERIAL STRUCTURES

- ASPHALT PAVING AREA
 - 50mm ASPHALT
 - 100mm 20mm MINUS GRANULAR BASE
 - 250mm 75mm MINUS GRANULAR SUBBASE*

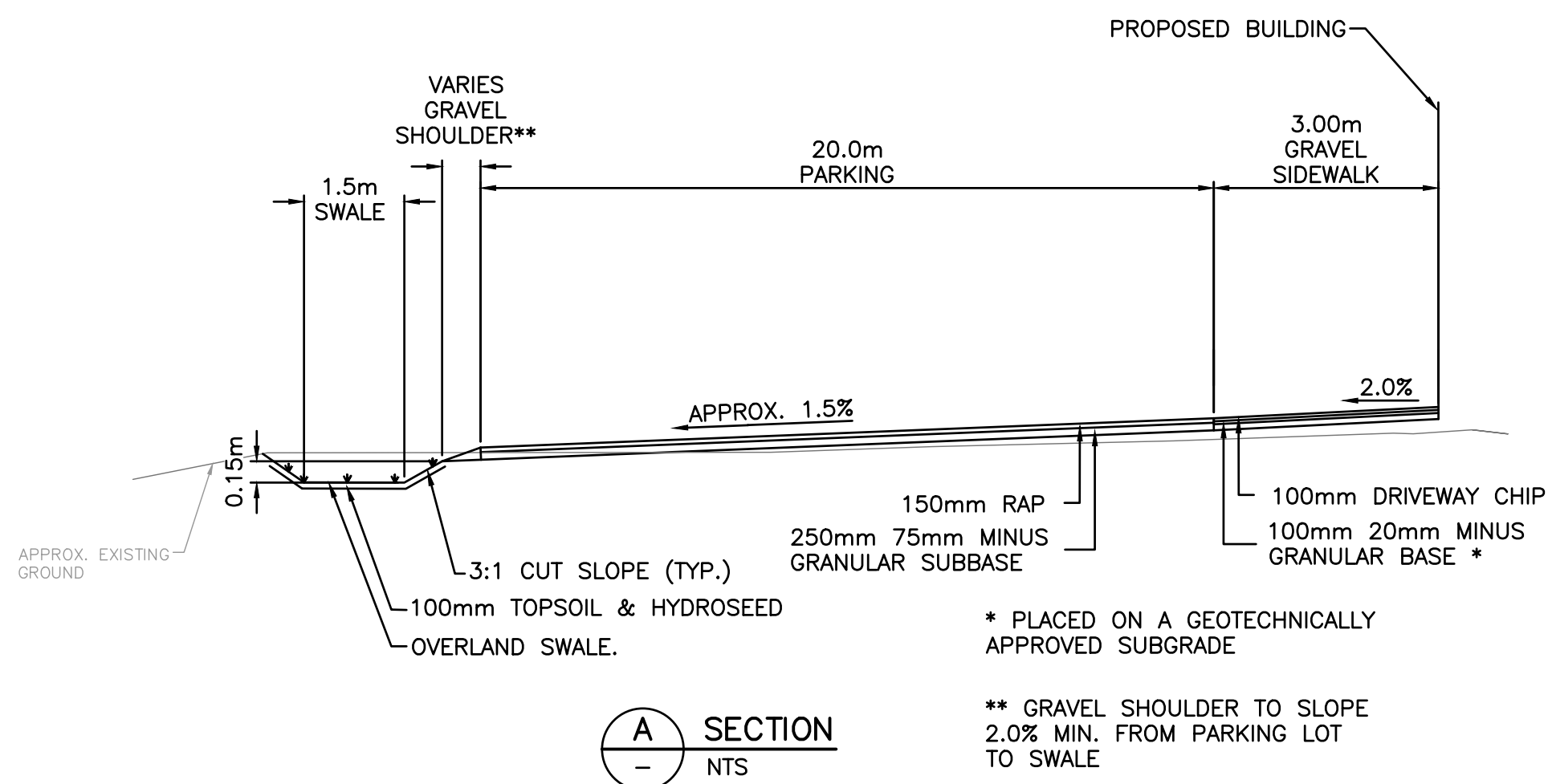
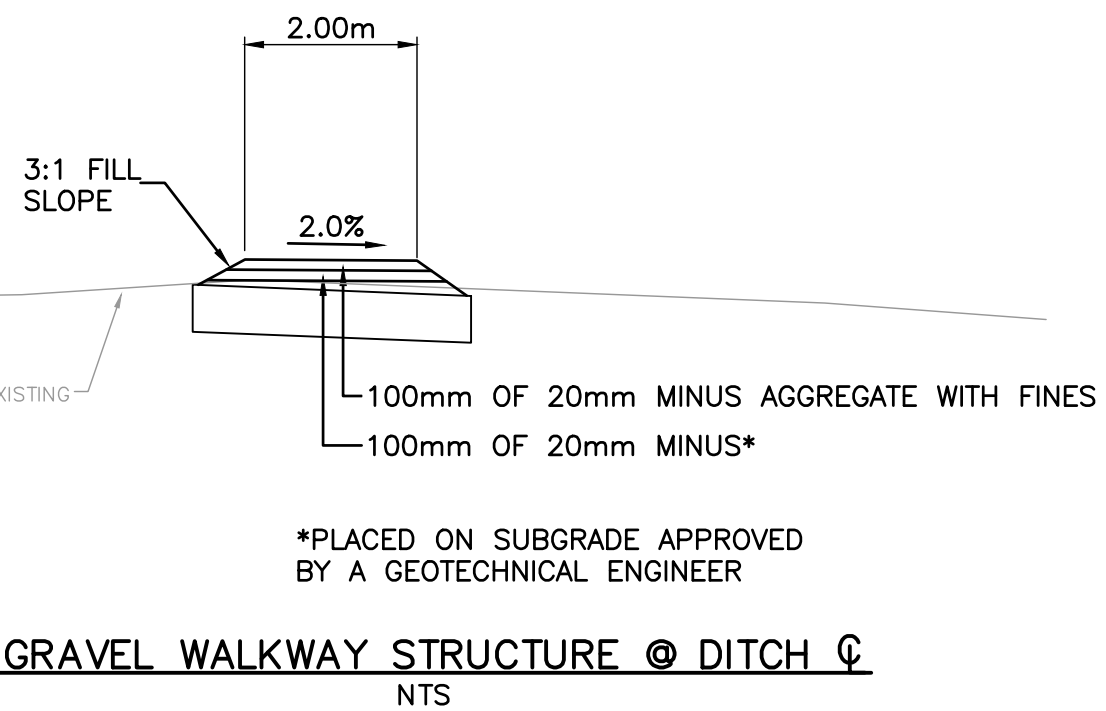
- RAP PARKING LOT & SHOULDER
 - 150mm R.A.P. (RECYCLED ASPHALT PRODUCT)
 - 250mm 75mm MINUS GRANULAR SUBBASE*

- GRAVEL WALKWAY
 - 100mm OF DRIVEWAY CHIP
 - 100mm OF 20mm MINUS GRANULAR BASE*

- CONCRETE SIDEWALK
 - CONCRETE THICKNESS VARIES, SEE DRAWING NOTES
 - 100mm OF 20mm MINUS GRANULAR BASE*

- RIVER ROCK SURFACE

*PLACED ON A GEOTECHNICALLY APPROVED SUBGRADE



* PLACED ON A GEOTECHNICALLY APPROVED SUBGRADE

** GRAVEL SHOULDER TO SLOPE 2.0% MIN. FROM PARKING LOT TO SWALE

NOTES:

1. FOR GENERAL NOTES SEE DWG. No. C00.

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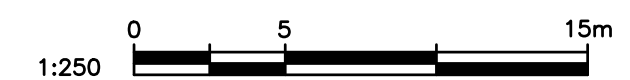
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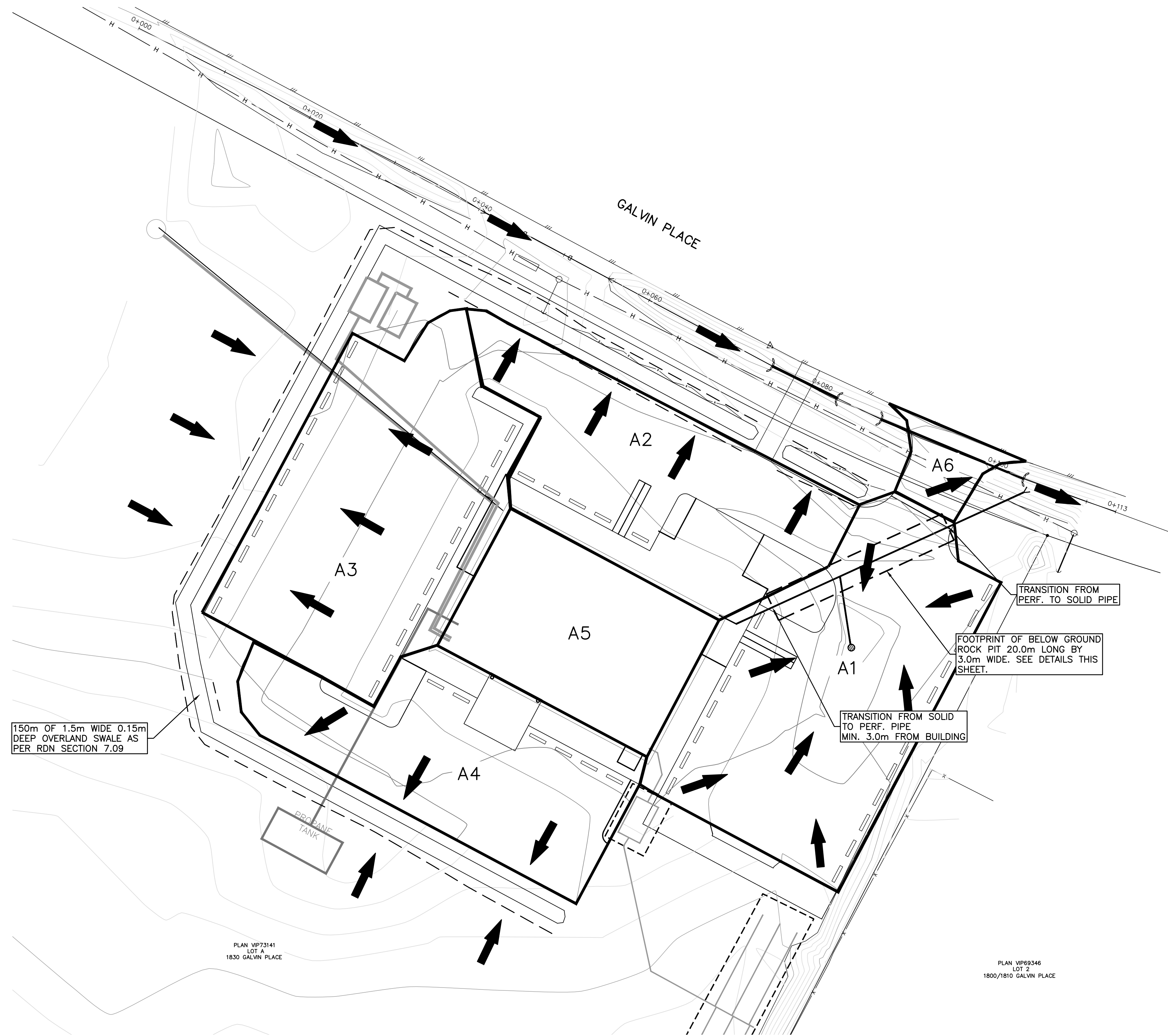
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SITE GRADING	
DESIGNED GTH	ENGINEER'S SEAL
DESIGN REVIEW PGR	
DRAFTED GTH	
DRAFTING REVIEW IEB	
PROJECT No. 0837-052	CLIENT DRAWING No.
SCALE H: 1:250 V: N/A	PERMIT No.
HEL DRAWING No. C04	REVISION 1

ISSUED FOR TENDER



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CATCHMENT	AREA (ha)
A1	0.0715
A2	0.0430
A3	0.0705
A4	0.0475
A5	0.0389
A6	0.0071

MAJOR STORM EVENT ROUTING (OVERLAND)

Q1:
5yr= 3.57 L/s
100yr= 4.17 L/s

150m OF 1.5m WIDE 0.15m DEEP OVERLAND SWALE AS PER RDN SECTION 7.09

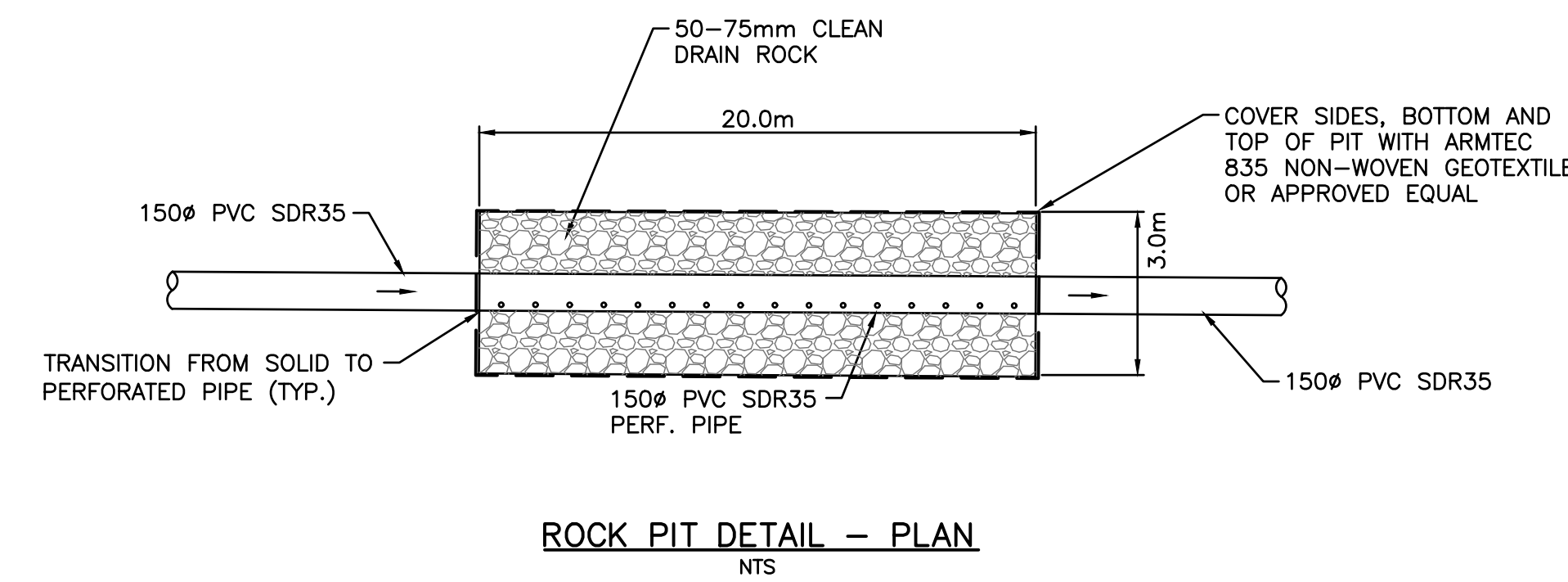
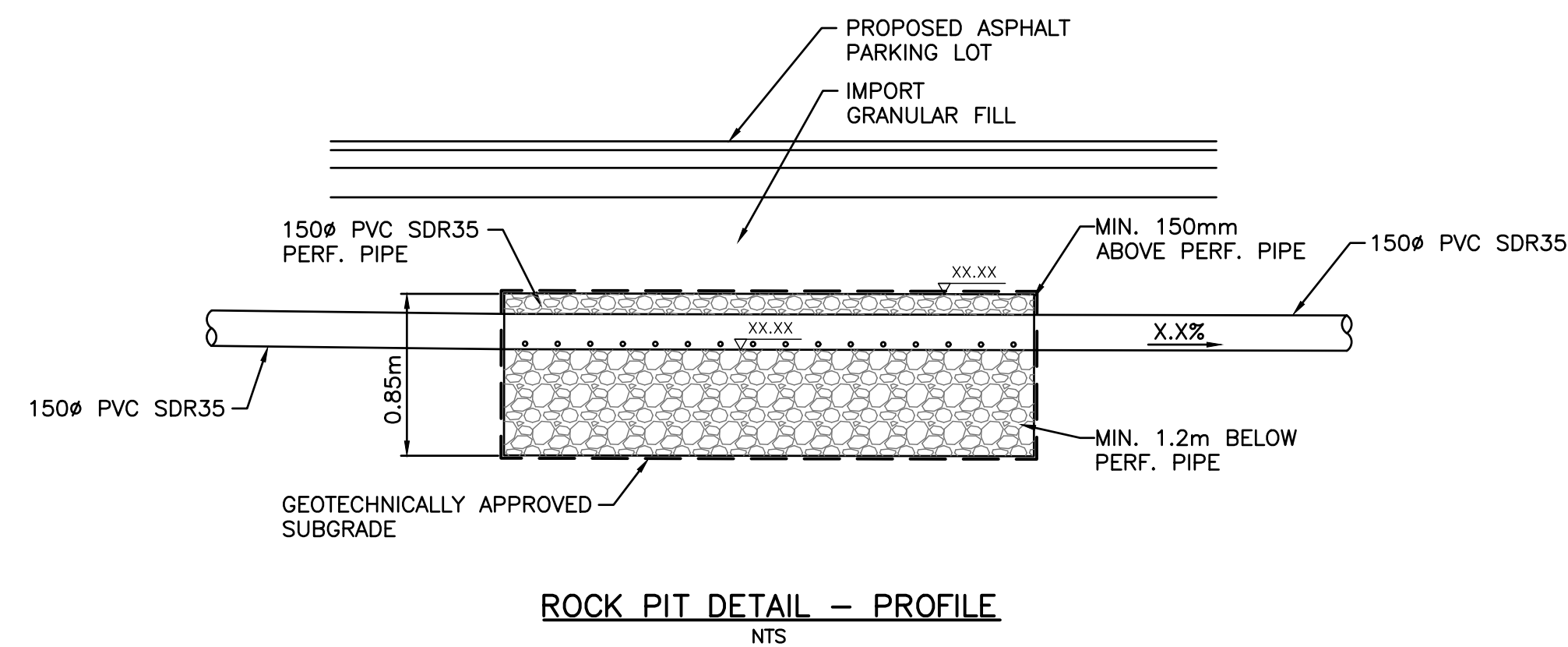
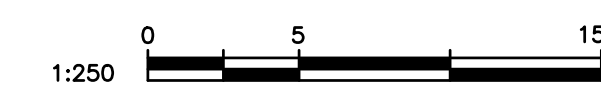
TRANSITION FROM PERF. TO SOLID PIPE

FOOTPRINT OF BELOW GROUND ROCK PIT 20.0m LONG BY 3.0m WIDE. SEE DETAILS THIS SHEET.

TRANSITION FROM SOLID TO PERF. PIPE MIN. 3.0m FROM BUILDING

PLAN VP73141 LOT A 1830 GALVIN PLACE

PLAN VP69346 LOT 2 1800/1810 GALVIN PLACE



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ISSUES		
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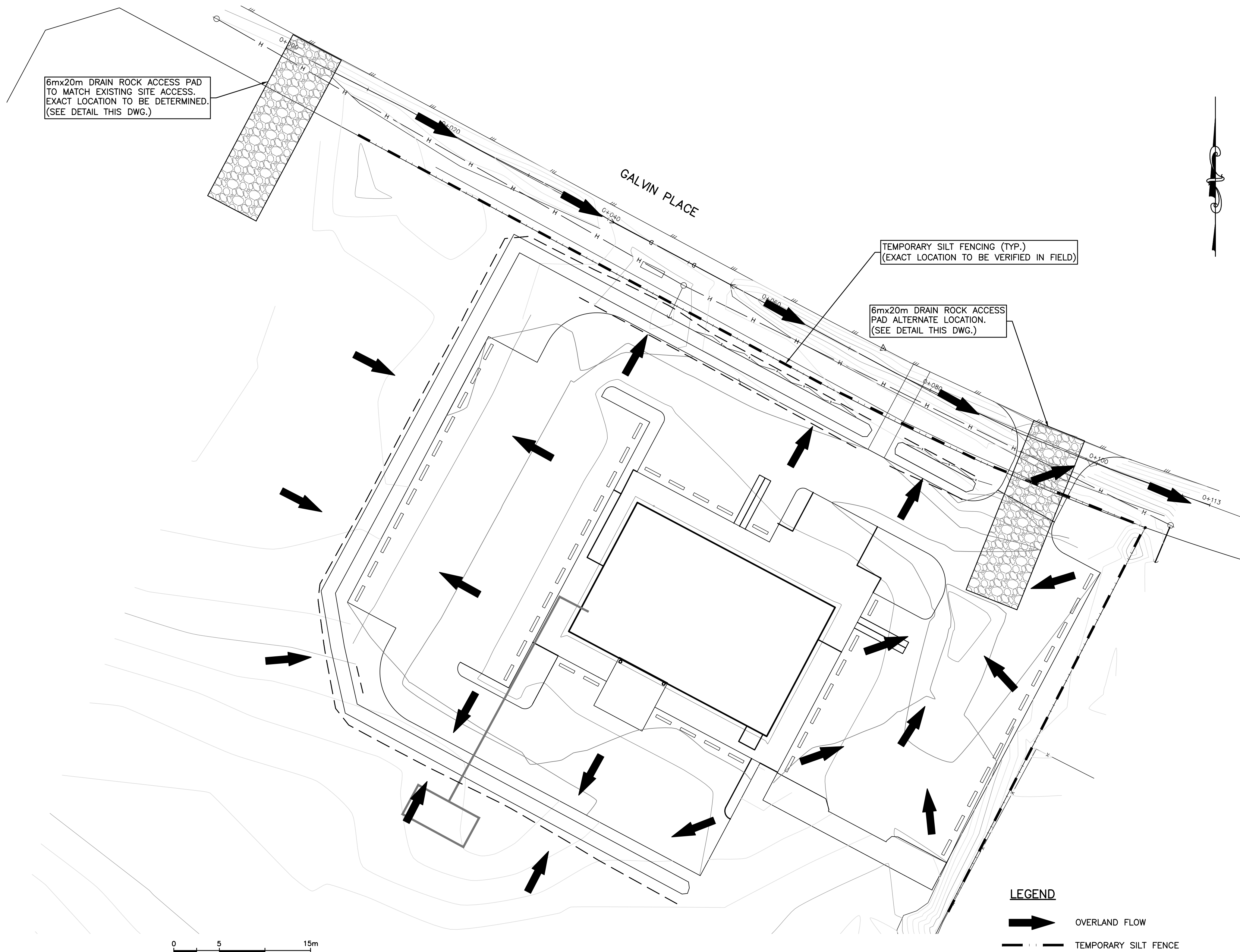
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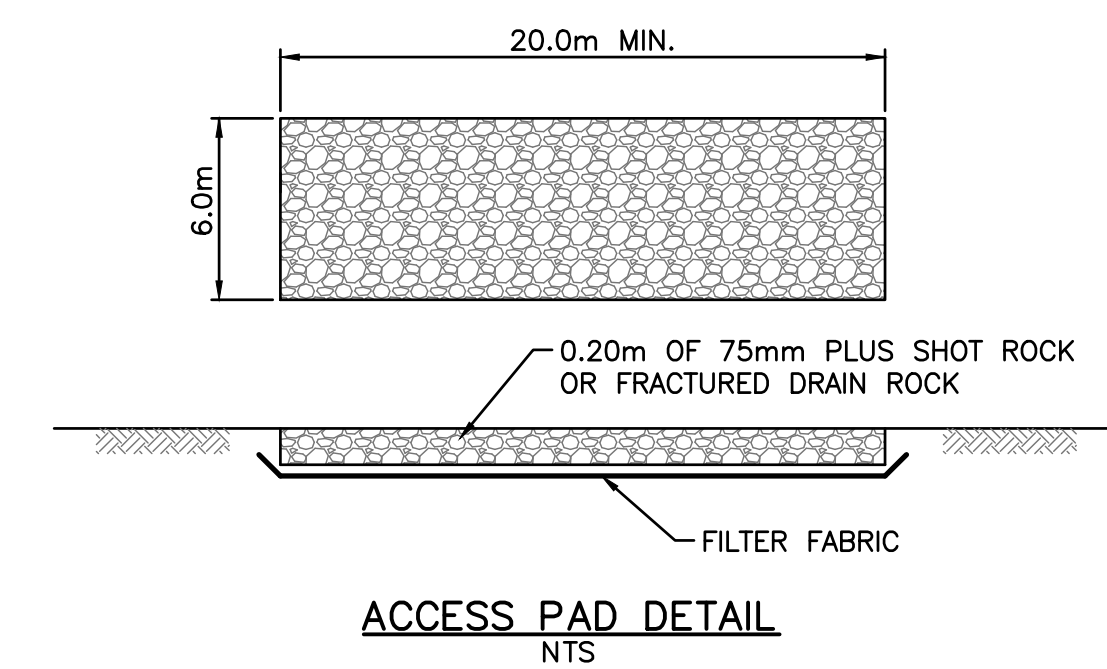
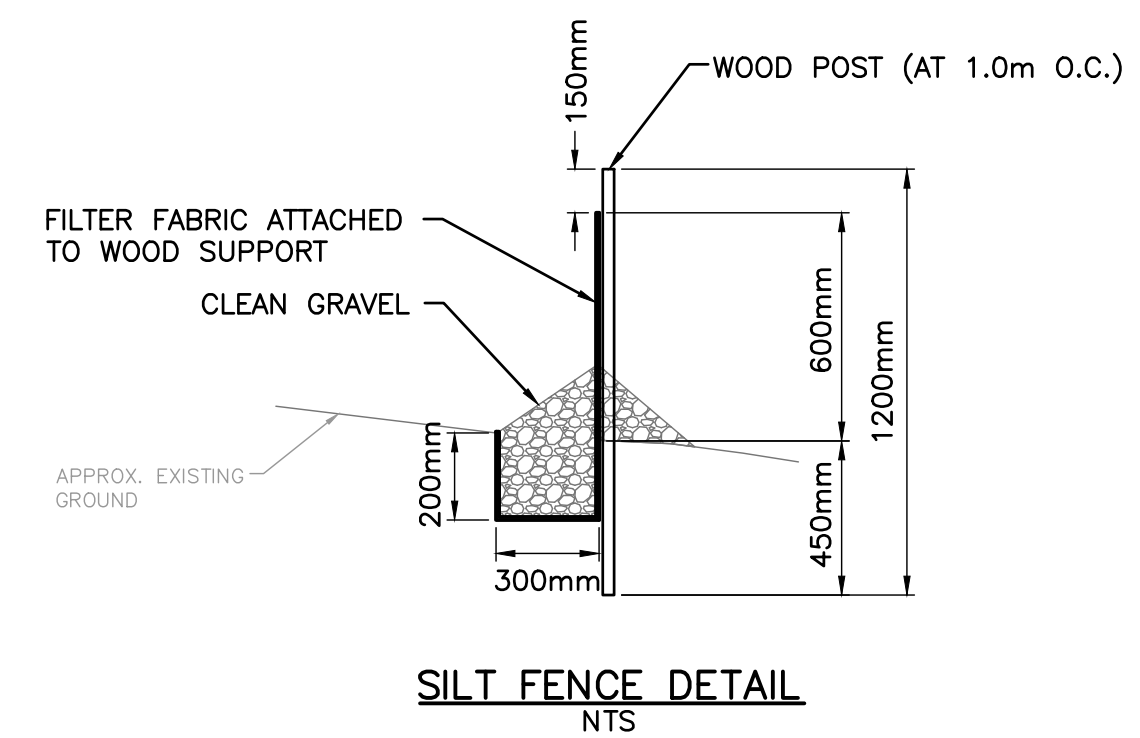
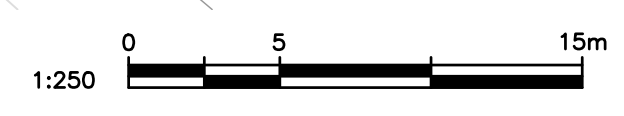
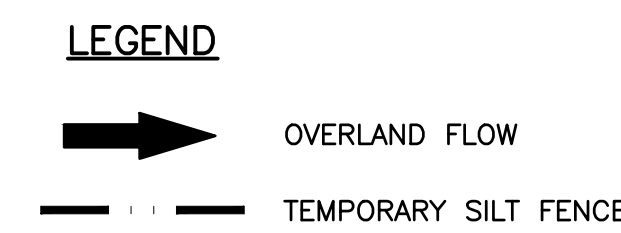
STORMWATER MANAGEMENT PLAN	
DESIGNED GTH	ENGINEER'S SEAL
DESIGN REVIEW PCR	
DRAFTED GTH	
DRAFTING REVIEW IEB	
PROJECT No. 0837-052	CLIENT DRAWING No.
SCALE H: 1:250 V: N/A	PERMIT No.
HEL DRAWING No. C05	REVISION 1

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EROSION & SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL FOR THIS PROJECT WILL BE AS OUTLINED IN THE FISHERIES AND OCEANS CANADA & MINISTRY OF WATER, LANDS AND AIR PROTECTION HANDBOOK ENTITLED "LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF THE AQUATIC HABITAT, SEPTEMBER 1993" AND "ENVIRONMENTAL BEST MANAGEMENT PRACTICES FOR URBAN AND RURAL LAND DEVELOPMENT IN BRITISH COLUMBIA, JUNE 2004". IT IS INCUMBENT UPON THE CONTRACTOR TO ACQUIRE THESE GUIDELINES AND FAMILIARIZE HIMSELF WITH THE REQUIREMENTS WITHIN.
2. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM IMPROPER EROSION AND SEDIMENT CONTROL MEASURES UNDERTAKEN BY THE CONTRACTOR.
3. ANY DIRECTION GIVEN BY THE CONSULTANT OR DISTRICT TO THE CONTRACTOR FOR EROSION AND SEDIMENT CONTROL AND NOT FOLLOWED BY THE CONTRACTOR IS TO BE REPORTED TO THE DISTRICT IMMEDIATELY.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE NO MUD, DIRT, SOIL, SILT OR ANY OTHER SUBSTANCES ARE SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY, OR AREAS THAT LEAD TO CATCH BASINS CONNECTED TO PUBLIC SYSTEMS. THE CONTRACTOR IS TO CLEAN ANY SUCH MATERIAL IMMEDIATELY, i.e. STREETS ARE TO BE SWEEPED WITH A VACUUM STREET SWEEPER AFTER WORK STOPPAGE EACH DAY.
5. PRIOR TO CONSTRUCTION, INSTALL A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT TO LIMIT TRACKING OF SITE SOILS ONTO OFFSITE ROADWAYS. THE WIDTH OF THE PAD SHOULD NOT BE LESS THAN THE FULL WIDTH OF POINT OF INGRESS OR EGRESS IN ANY CASE SHOULD NOT BE LESS THAN 6m WIDE WITH A LENGTH OF THE PAD NOT LESS THAN 20m AND HAVING A MINIMUM THICKNESS OF 200mm (8") OF COARSE GRANULAR MATERIAL. COARSE GRANULAR MATERIAL SUCH AS 75mm PLUS SHOT ROCK OR FRACTURED DRAIN ROCK UNDERLAIN WITH GEO-TEXTILE FABRIC IS RECOMMENDED.
6. THE ENTRANCE SHOULD BE MAINTAINED FOR THE DURATION OF CONSTRUCTION, IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS, OR AREAS THAT LEAD TO CATCH BASINS CONNECTED TO PUBLIC SYSTEMS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL MATERIAL AS CONDITIONS DEMAND. THE PAD MAY BE REMOVED ONCE PERMANENT PAVEMENTS ARE IN PLACE AT THE SITE. A WHEEL WASH MAY BE REQUIRED IF THE TEMPORARY GRAVEL PAD IS NOT WORKING.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO CLEARLY FLAG OR FENCE AREAS OF NO DISTURBANCE AS WELL AS ANY DESIGNATED TREES AND SHRUBS THAT ARE TO BE PRESERVED. MARKINGS SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
8. CONTRACTOR TO STRIP AND GRUB ONLY THOSE AREAS NECESSARY FOR THE CURRENT CONSTRUCTION. STAGE CONSTRUCTION OPERATIONS TO LIMIT DISTURBANCE AND DO NOT STRIP ANY AREA UNTIL REQUIRED.
9. IF GRADED AREAS WITHIN THE PROJECT WILL NOT BE COMPLETED OUTSIDE OF THE WET SEASON (OCTOBER TO APRIL), REVEGETATION OPERATIONS SHOULD BE CARRIED OUT WITHIN ONE WEEK OF GRADING COMPLETION OR NO LATER THAN SEPT. 15th.
10. SILT FENCING IS TO BE INSTALLED AROUND ALL STOCK/SPOIL PILES, OR PILES ARE TO BE OTHERWISE COVERED TO LIMIT EROSION AND SEDIMENT GENERATION.
11. ROUTINE INSPECTION AND MAINTENANCE OF THE SYSTEM COMPONENTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD DESIGNATE AN ON-SITE PERSON TO BE RESPONSIBLE FOR DAY-TO-DAY MANAGEMENT OF THE ESCP. AT A MINIMUM, INSPECT ALL BMP'S WEEKLY TO ENSURE PROPER FUNCTION WITH INSPECTION REPORTS PROVIDED TO THE ENGINEER AND THE REGIONAL DISTRICT OF NANAIMO FOR REVIEW.
12. 48 HOURS PRIOR TO ANY PREDICTED SIGNIFICANT STORM EVENT, THE DESIGNATED SITE PERSON SHOULD INSPECT THE E&S WORKS AND ENSURE THAT THE WORKS ARE ADEQUATE TO PROTECT THE SITE DURING THE STORM EVENT AND PROVIDE A WRITTEN REPORT TO THE ENGINEER AND/OR THE DISTRICT UPON REQUEST. IF THE DESIGNATED SITE PERSON DETERMINES THAT THE E&S WORKS ARE NOT ADEQUATE TO PROTECT THE SITE DURING THE ANTICIPATED STORM EVENT, THEN HE/SHE IS TO IMMEDIATELY INFORM THE ENGINEER AND CONTRACTOR SO THAT THE WORKS CAN BE MODIFIED TO ADEQUATELY PROTECT THE SITE DURING THE STORM EVENT AND PROVIDE A WRITTEN REPORT TO THE ENGINEER AND/OR THE DISTRICT UPON REQUEST.
13. DURING AND/OR FOLLOWING EACH SIGNIFICANT STORM EVENT, THE DESIGNATED SITE PERSON SHOULD OBSERVE THE STORM DRAIN TO CONFIRM THAT TURBID WATERS FROM SOURCES ASSOCIATED WITH CONSTRUCTION ARE NOT ENTERING THE STORM DRAINAGE SYSTEM. TAKE IMMEDIATE CORRECTIVE ACTION IF INSPECTION INDICATES A PROBLEM. RECORD INSPECTION DATES, ANY SIGNIFICANT OBSERVATIONS, AND ACTIONS TAKEN, THEN INFORM THE CONSULTANT IN CHARGE AND THE REGIONAL DISTRICT OF NANAIMO.



ISSUED FOR TENDER

ISSUES		
No.	DATE	ISSUED FOR
A	2020.11.04	ISSUED FOR TENDER
1	2020.11.26	ADDENDUM #3

MEADOWOOD COMMUNITY CENTRE
1830 GALVIN PLACE
QUALICUM, BC
REGIONAL DISTRICT OF NANAIMO

HEROLD ENGINEERING
3701 Shenton Rd, Nanaimo, BC V9T 2H1
Tel: 250-751-8558 Fax: 250-751-8559
Email: mail@heroldengineering.com

EROSION & SEDIMENT CONTROL PLAN

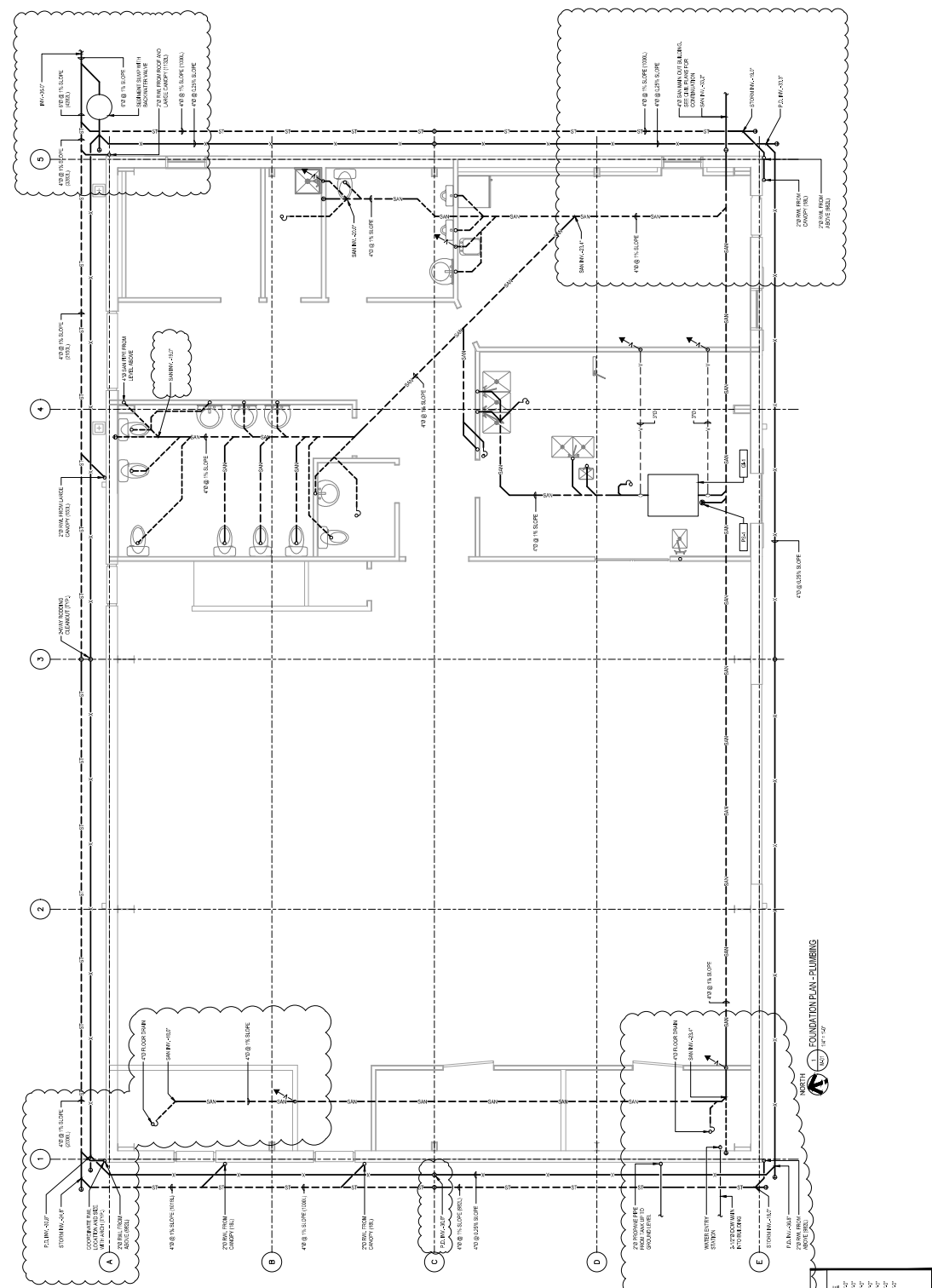
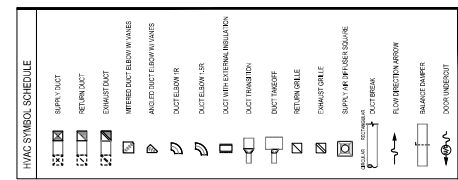
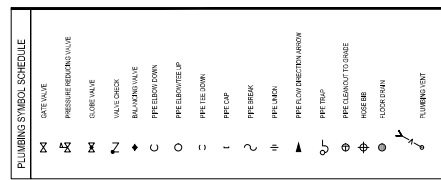
DESIGNED GTH	ENGINEER'S SEAL
DESIGN REVIEW PCR	
DRAFTED GTH	
DRAFTING REVIEW IEB	
PROJECT No. 0837-052	CLIENT DRAWING No.
SCALE H: 1:250 V: N/A	PERMIT No.
HEL DRAWING No. C06	REVISION 7 OF 7 1

BUILDING WATER SERVICE			
DESCRIP	SIZE	TYPE	REMARKS
1. FLOOR TO FLOOR	1.5"	CPVC	1.5" CPVC
2. SANITARY	1.5"	CPVC	1.5" CPVC
3. WASTE	1.5"	CPVC	1.5" CPVC
4. VENT	1.5"	CPVC	1.5" CPVC

STORM LOAD SUMMARY - BASED ON 10MINUTE MIN RAIN FALL			
DESCRIP	AREA (SQ FT)	LOAD (PSF)	TOTAL LOAD (KIP)
1. FLOOR TO FLOOR	10,000	10	100
2. ROOF	5,000	20	100
3. WALL	10,000	10	100
4. TOTAL	25,000	10	250

GRILLE & OFFUSER SCHEDULE			
NO.	MANUFACTURER	MODEL	REMARKS
1.	GRILLE	GRILLE	GRILLE
2.	OFFUSER	OFFUSER	OFFUSER

FIXTURE CONNECTION SCHEDULE			
FIXTURE	TYPE	CONNECTION	REMARKS
1. SINK	PUBLIC	1/2"	1/2"
2. TOILET	PUBLIC	1/2"	1/2"
3. URINAL	PUBLIC	1/2"	1/2"
4. SHOWER	PUBLIC	1/2"	1/2"

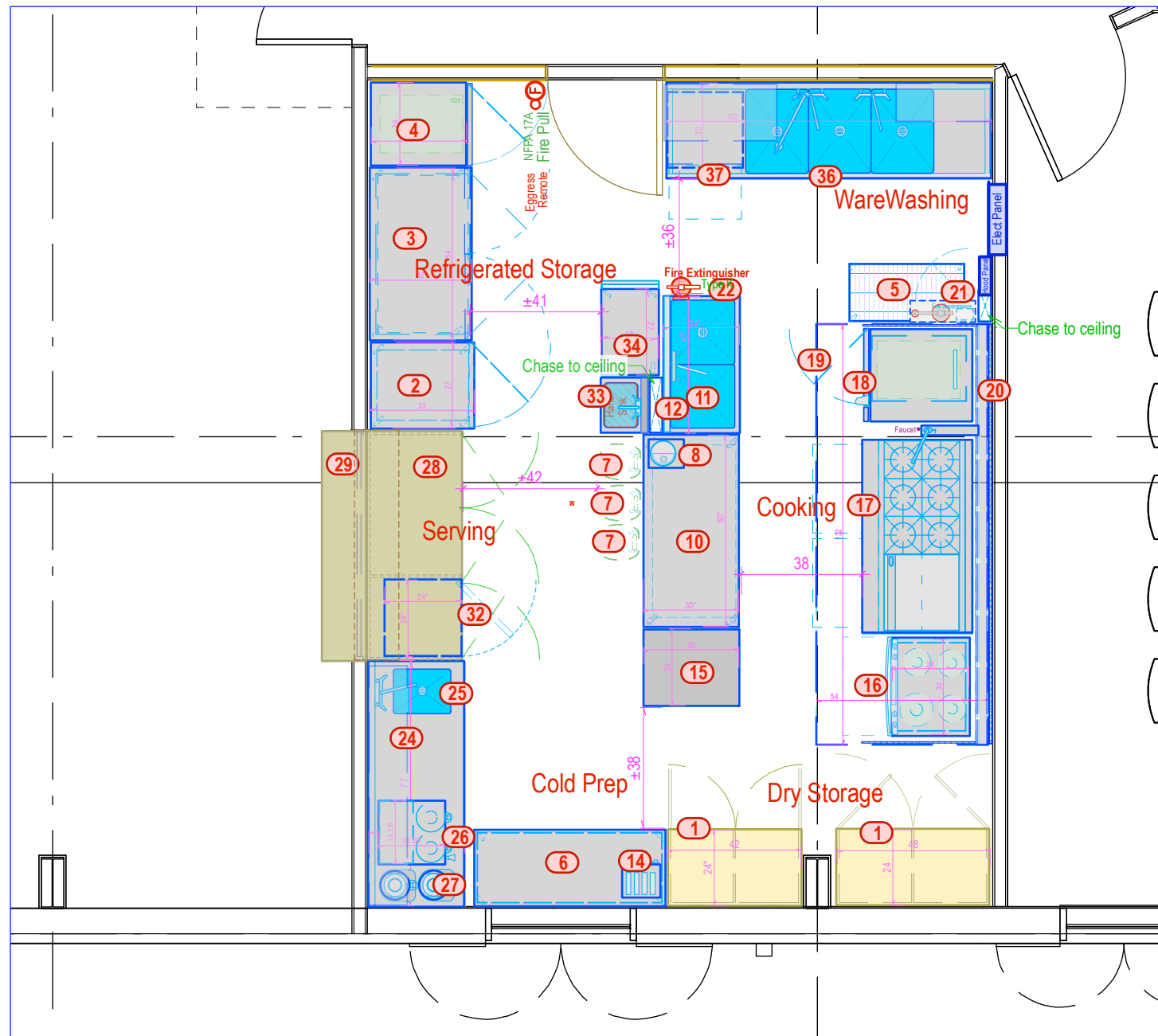
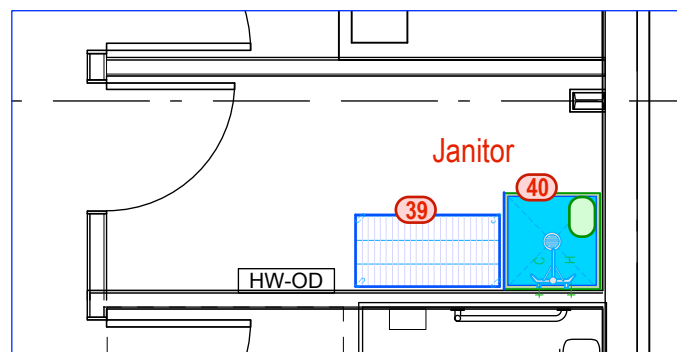


DRAWING LIST	
NO.	DESCRIPTION
1.	FOUNDATION PLAN - PLUMBING
2.	MEADOWOOD COMMUNITY HALL
3.	MEADOWOOD COMMUNITY HALL
4.	MEADOWOOD COMMUNITY HALL
5.	MEADOWOOD COMMUNITY HALL
6.	MEADOWOOD COMMUNITY HALL
7.	MEADOWOOD COMMUNITY HALL
8.	MEADOWOOD COMMUNITY HALL
9.	MEADOWOOD COMMUNITY HALL
10.	MEADOWOOD COMMUNITY HALL

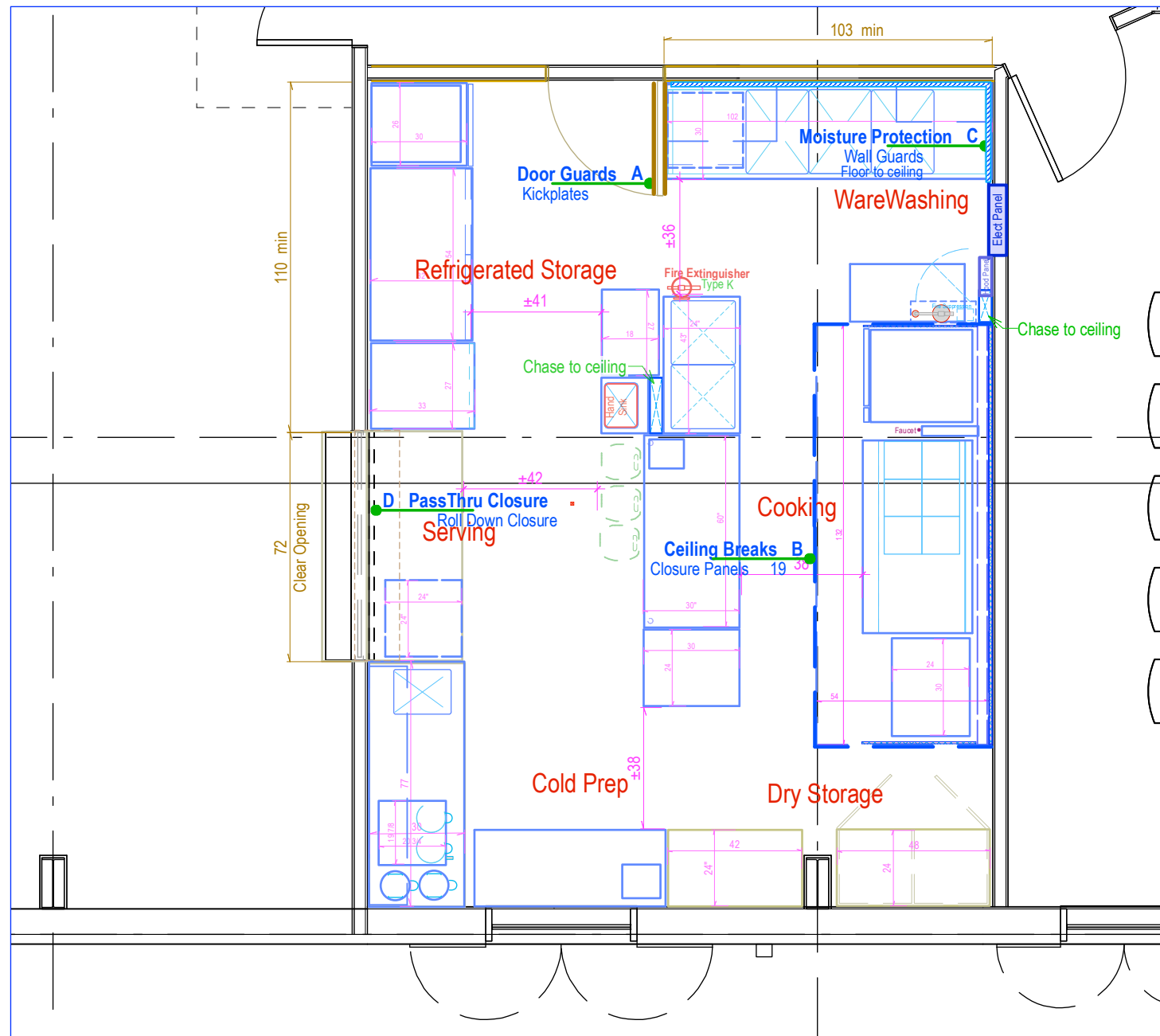
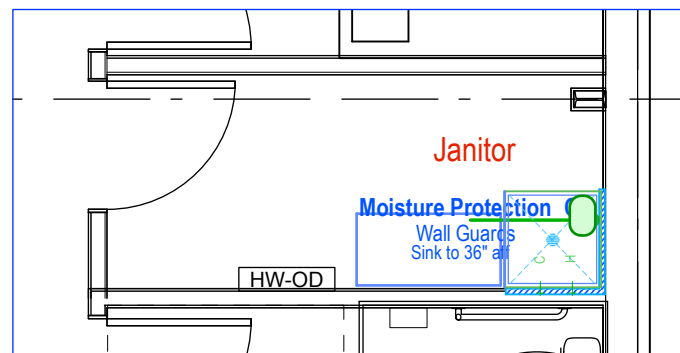


PROJECT: MEADOWOOD COMMUNITY HALL
1830 GLAIN PLACE
QUILICHINI BEACH, BC
DRAWING NO: 20437N
DATE: 12/15/2023

M-01



A Main Floor - Kitchen
Scale: 1/4" = 1'-0"



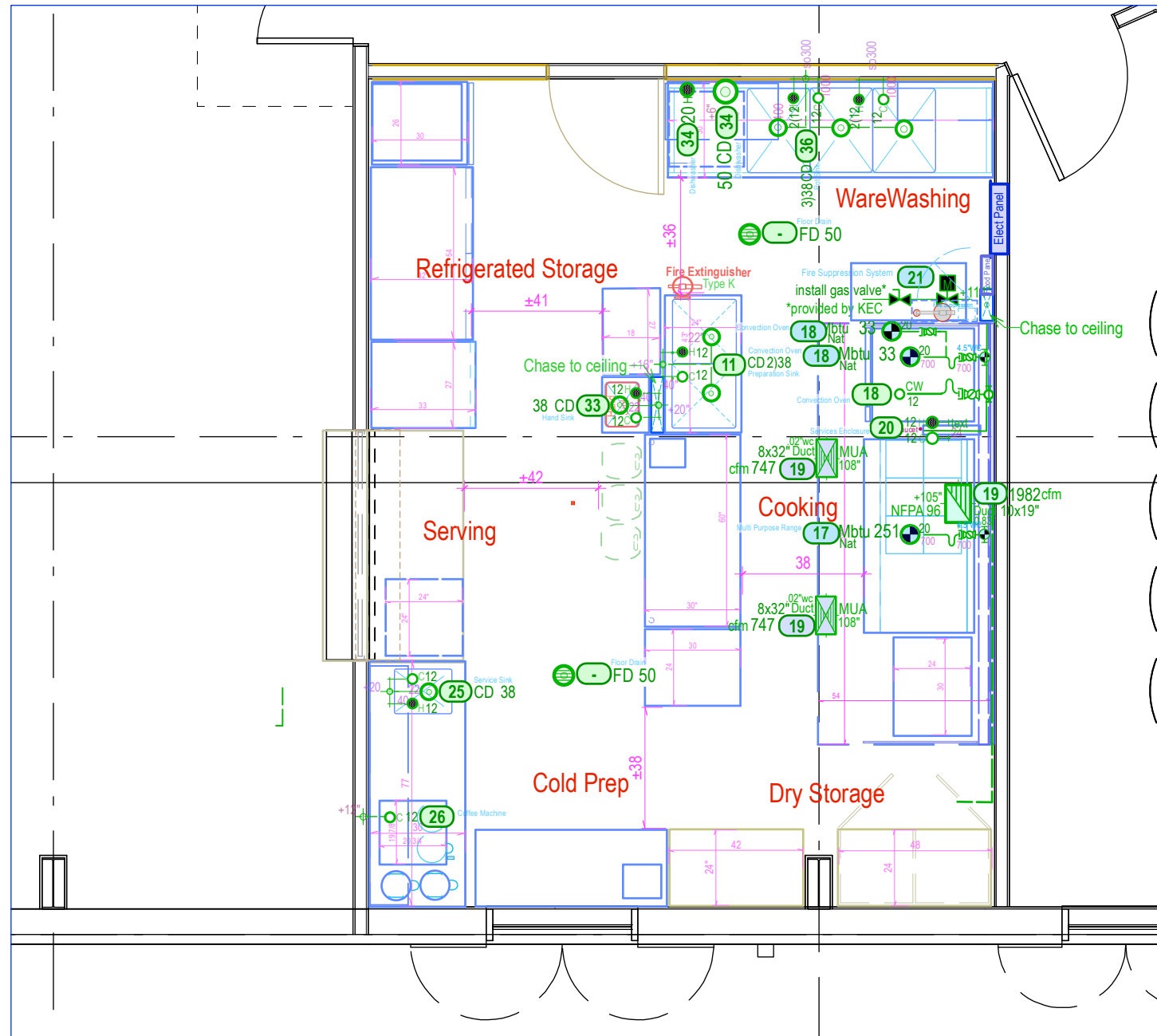
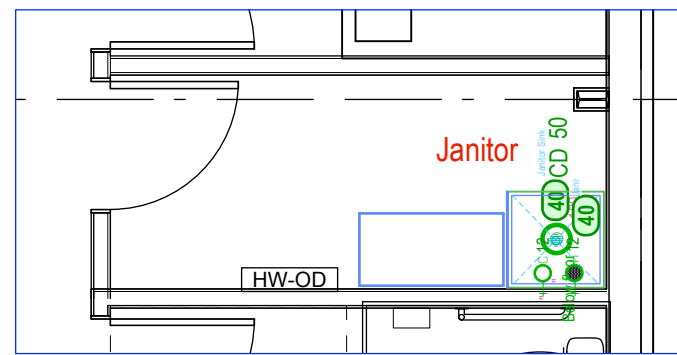
A Main Floor - Kitchen
Scale: 1/4" = 1'-0"

A Architectural Legend		File	703
		Rev	20/10/08
	• Door Guards		• Bumper Protection
	• Service Chase		• Closure Panels
	• Waterproof Finish		• Floor Depression

GENERAL NOTES

1. THIS DRAWING INDICATES WORK OF THE GENERAL CONTRACT REQUIRED FOR THE INSTALLATION OF FOOD SERVICE EQUIPMENT.
2. Co-ordinate scheduling, confirm construction details and rough-in sizes and locations with Food Service Equipment Contractor to ensure proper installation of Food Service Equipment.
3. Provide minimum openings as indicated for placement of equipment. Contact designer and equipment supplier if minimum openings cannot be provided.

Architectural Detail Notes						
No	Name	Eq No	Item	Description	Comment	Rev
A	Door Guards		Kickplates	Provide 900mm high kickplates to both sides of doors as indicated.		
B	Ceiling Breaks	19	Closure Panels	Enclosed areas indicate equipment which breaks the suspended Ceiling line		
C	Moisture Protection		Wall Guards	Provide waterproof finish to walls indicated to +96" above finish floor. Pawling NXT WP-40 above floor coving. Butt join panels only, seal with clear silicone. Color: 3 Tan	Floor to ceiling	
C1	Moisture Protection		Wall Guards	Provide waterproof finish to walls indicated to +96" above finish floor. Pawling NXT WP-40 above floor coving. Butt join panels only, seal with clear silicone. Color: 3 Tan	Sink to 36" aff	
D	PassThru Closure		Roll Down Closure	Solid Blade roll down Screen - Between the Jamb Mounting - See Architectural Drawings		



A Main Floor - Kitchen
Scale: 1/4" = 1'-0"

No.	MECHANICAL LEGEND		Symbol Explanation	File
			Stub Out Height AFF Comment	698
			Item No Service Required	20/01/22
	○ Cold Water	● Hot Water (60°C)	--- Stub-up or Stubout location	Exhaust Duct (NFPA 96)
	○ Closed Drain	⊕ Hub Drain	○ - Indirect Waste	Exhaust Duct (Dishwasher)
	⊕ Floor Drain	⊕ Floor Funnel Drain	⊕ Pressure Waste	Exhaust Duct (Domestic Hood)
	⊕ Gas Supply	⊕ Steam Supply	⊕ Condensate Return	

Mechanical Contract General Notes

- This Drawing shows Work of the Mechanical Section of the General Contract Required for the Installation of Food Service Equipment
- Plumbing Contract to supply of service supplies with isolating valves (where required by code), pressure reducing valves, and on site connections including installation of those valves and fittings supplied by the F.S.E.C.
- This drawing indicates approximate connection locations of the equipment. Review site conditions and related issues before installation. Report and clarify any discrepancies and conflicts. Verify all service loads, connections and rough-in locations with the Food Service Equipment Supplier (FSEC).

Item Notes

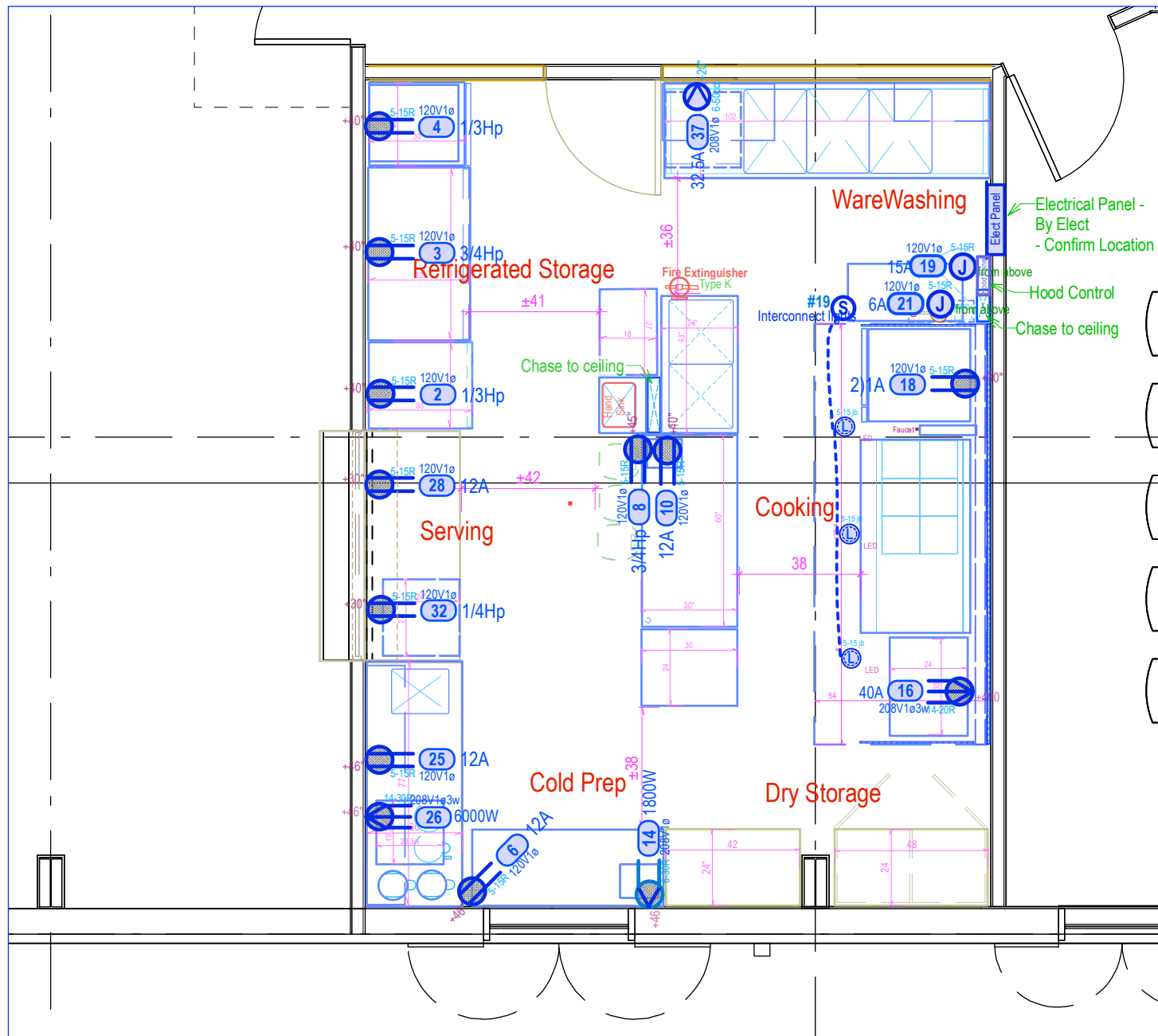
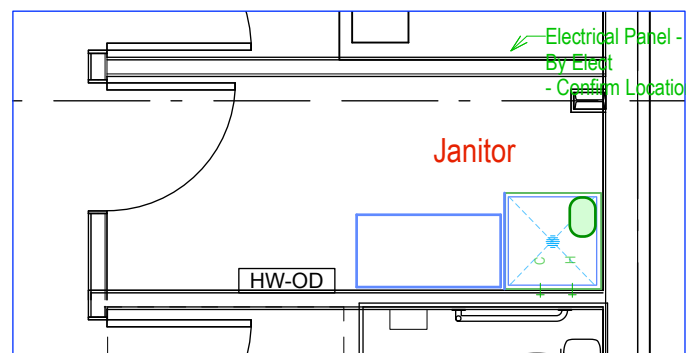
- #20 Insulated Backwall: Stub down gas & water supplies run horizontally @ ±40" A.F.F. and connect to respective quick disconnect assemblies provided (By FSEC). See Raceway Section Detail

Food Service Equipment				Water	Drain	Meadowood Community Center		703
PLUMBING SERVICES				HW	CW	Size	Type	20/10/09
F	No	Item	Supp	Stat	Qty	mm	mm	Comment
A	-	Floor Drain	NIC	mech	1		50	FD
A	11	Preparation Sink	KEC		1	12	2)38	CD
A	18	Convection Oven	KEC		1		12	
A	20	Services Enclosure	KEC		1	12	12	
A	25	Service Sink	KEC		1	12	12	38
A	26	Coffee Machine			1		12	
A	33	Hand Sink	KEC		1	12	12	38
A	36	Pot Sink	KEC		1	2)12	12	3)38
A	40	Janitor Sink	B/O	Mech	1	12	12	
A	40	Janitor Sink	B/O	Mech	1		50	CD

Food Service Equipment				Exhaust			Meadowood Community Center		703
VENTILATION				Load	Duct	Press			20/10/09
F	No	Item	Stat	Supp	Qty	cfm	DxW	kpa	Comment
A	19	Exhaust Hood		KEC	1	747	8x32"	.02"w	108"
A	19	Exhaust Hood		KEC	1	747	8x32"	.02"w	108"
A	19	Exhaust Hood		KEC	1	1982	10x19"	0.83"	105"

Food Service Equipment				Gas	Nat	Meadowood Community Center		703	
GAS SERVICES				Load	Size	Press			20/10/09
F	No	Item	Supp	Stat	Qty	btu	mm	"WC	Comment
A	17	Multi Purpose Range	KEC		1	251	20	4.5"WC	Nat
A	18	Convection Oven	KEC		1	33	20		Nat
A	18	Convection Oven	KEC		1	33	20	4.5"WC	Nat
A	21	Fire Suppression System	KEC		1	0			Nat

<p>DESIGN DRAWING Revised</p>	Email: design@galleyworks.com Ph: 604-514-1777	Project: Meadowood Community Center Community Kitchen	File: 703 Scale: 1:48	Dwg No.: FSE-3
	Title: Food Service Equipment Mechanical Services	Dr: EB Date: 20/10/06	Sheet of: 3 Rev: a	



A Main Floor - Kitchen
Scale: 1/4" = 1'-0"

No.	E ELECTRICAL LEGEND										File 703	Rev 20/10/10
	Shaded Symbols - Item supplied by Electrical Contractor CSA Configuration (L- Locking Type) Hubbell										Symbol Explanation	
Voltage/Phase	Junction	Receptacles	15Amp	20Amp	30Amp	50Amp	60Amp	100Amp	Stub Out	Height AFF	Item No	Connection Height
120V1Ph	(J)	Single Duplex Split Duplex	5-15R	5-20R	5-30R	5-50R	5-60R		(S)		(J)	Service Required
208V1Ph	(J)		6-15R	6-20R	6-30R	6-50R	6-60R	3100R6	(L)		(L)	Light-Incandescent
208V1Ph3W	(J)	3 wire system	14-15R	14-20R	14-30R	14-50R	14-60R	4100R12	(L)		(L)	Light-Fluourescent
208V3Ph	(J)	Delta	15-15R	15-20R	15-30R	15-50R	15-60R	4100R9	(J)	12.00"	(J)	Junction Box
208V3Ph4W	(J)	" Y " 4 wire system	21-15R	21-20R	21-30R	21-50R	21-60R	5100R9	(LC)		(LC)	Breaker Panel (Load Center)

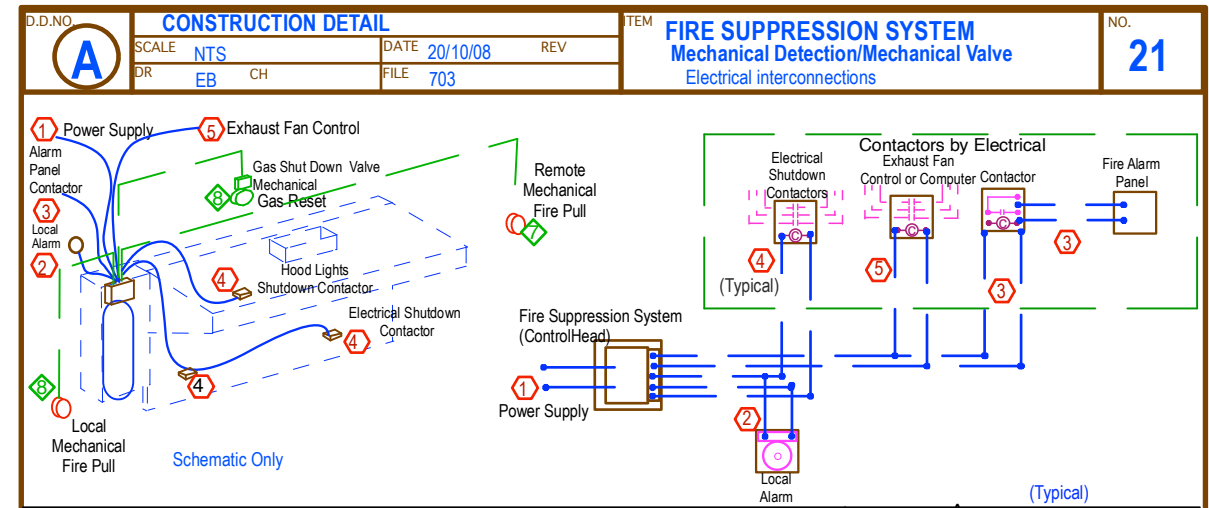
Electrical General Notes

1. Electrical Scope: THIS DRAWING INDICATES WORK OF DIVISION 16 ELECTRICAL of the GENERAL CONTRACT REQUIRED FOR THE INSTALLATION OF FOOD SERVICE EQUIPMENT.
2. Electrical Connections: Provide power supply including wiring and conduit with adequate breaker protection for loads indicated on services schedule to connection points indicated by symbols and make final connections and interconnections as indicated and co-ordinate with the start-up and testing of equipment.
3. Symbols Locations: This drawing indicates approximate connection locations of the equipment. Review site conditions, report and clarify any discrepancies. Verify loads, connections and rough-in locations with the Food Service Equipment Supplier (FSEC).
4. General Requirements: General building requirements, i.e. - convenience outlets, general lights, and communications requirements are not included in these requirements.

Electrical Item Notes

1. Fire Suppression Shutdown: Wire through Energy Shutdown Contactors (supplied by FSEC) to all power connections under the Exhaust Hood
2. Provide Power, Interconnect Components and Controls. Include connection to Building Fire Alarm Panel. See Diagram
3. Provide Power, Interconnect Components and Controls. See Diagram

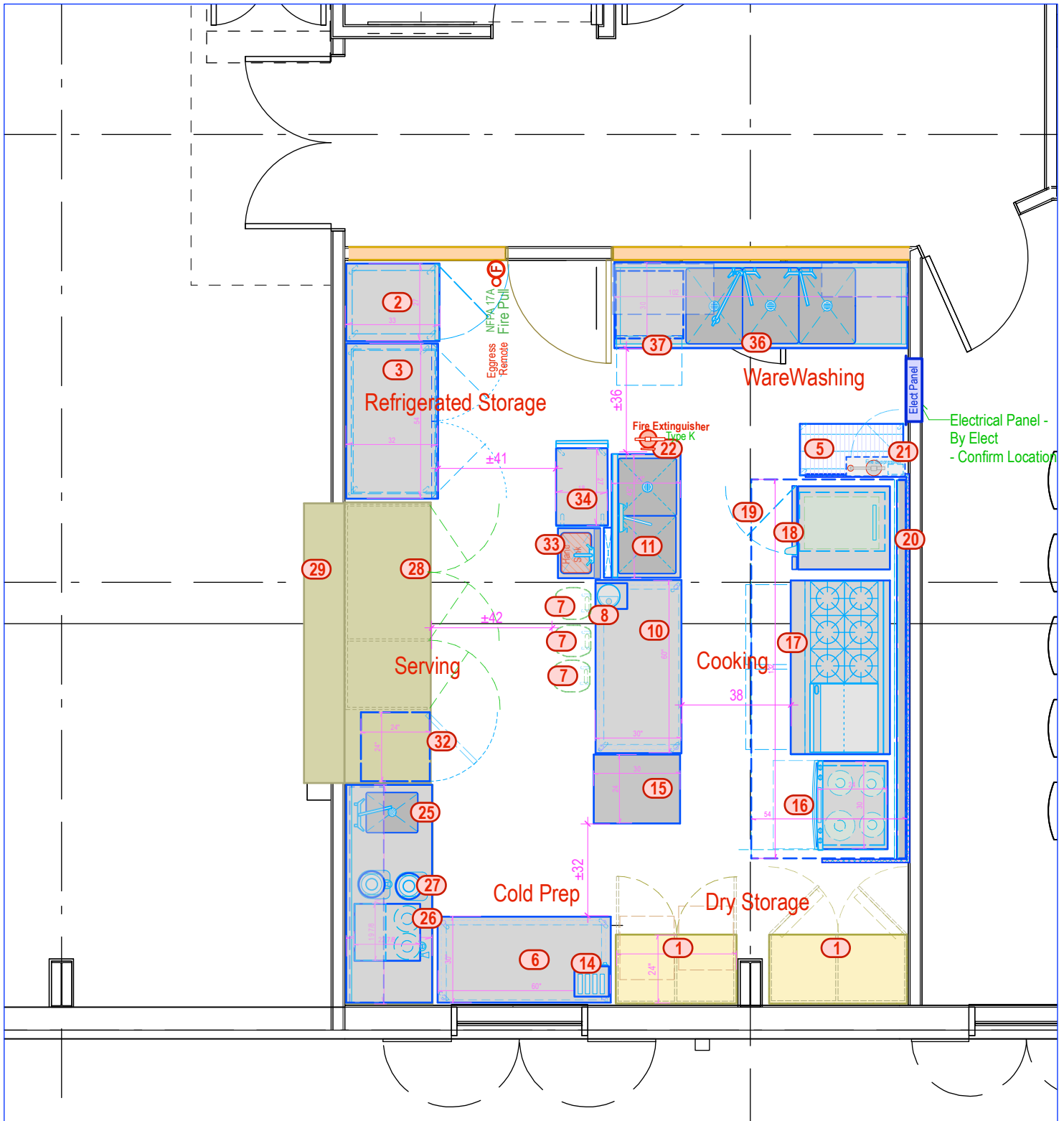
ELECTRICAL SERVICES										Meadowood Community Center		703
Food Service Equipment												20/10/10
F	No	Item	Supp	Stat	Qty	Volts	Load	Conn	RecBy	Comment	R	Date
A	2	Reachin Refrigerator		KEC	1	120V1ø	1/3Hp	5-15R	E	Rec in wall		
A	3	Reachin Refrigerator		KEC	1	120V1ø	3/4Hp	5-15R	E	Rec in wall		
A	4	Reachin Freezer		KEC	1	120V1ø	1/3Hp	5-15R	E	Rec in wall		
A	6	Work Table		KEC	1	120V1ø	12A	5-15R	E	Rec in wall		
A	8	Food Processor		KEC	1	120V1ø	3/4Hp	5-15R	E	Rec in #12 Chase		
A	10	Work Table		KEC	1	120V1ø	12A	5-15R	E	Rec in #12 Chase		
A	14	Toaster		KEC	1	208V1ø	1800W	6-30R	E	Rec in wall		
A	16	Induction Range	Ex	KEC	1	208V1ø3w	40A	14-20R	E	Rec in #21		
A	18	Convection Oven		KEC	1	120V1ø	211A	5-15R	E	Rec in #20 via chase		
A	19	Exhaust Hood		KEC	1	120V1ø	15A	5-15R	ib		Interconnections	
A	21	Fire Suppression System		KEC	1	120V1ø	6A	5-15R	ib	Interconnections		
A	25	Servery Counter		KEC	1	120V1ø	12A	5-15R	E	Rec in wall		
A	28	Service Counter		KEC	1	120V1ø	12A	5-15R	E	Rec undercounter		
A	32	Undercounter Refrigerator		KEC	1	120V1ø	1/4Hp	5-15R	E	Rec in wall		
A	37	Dishwasher	Ex	OSE	1	208V1ø	32.5A	6-50cct	ib			




No.	From	To	Volts	Ph	Load	Wires	Remarks	Case ground not included
1	Breaker Panel(Power Supply)	Control Head	120	1	6A	2)#14	24Hr Separately Fused	
2	Control Head	Local Alarm	120	1		2)#14		
3	Control Head	Fire Alarm Panel [(thru contactor)	120	1		2)#14		
4	Control Head	Electrical Shutdown Contactor	120	1		2)#14	(3)Req'd	
5	Control Head	Exhaust Fan Control Contactor	120	1		2)#14	Firemode Fan Shutdown	
6								
7	Fire Pulls (Mechanical only)							
8	Gas Shut Down (Mechanical only)							

	Email: design@galleyworks.com Ph: 604-514-1777	Project: Meadowood Community Center Community Kitchen	File: 703 Scale: 1:48	Dwg No.: FSE-4
	Title: Food Service Equipment Electrical Services	Dr.: EB Date: 20/10/06	Sheet: of 4 Rev.: a	
	DESIGN DRAWING	Revised		

Food Service Equipment		MEADOWOOD COMMUNITY CENTRE								Community Kitchen			
EQUIPMENT LIST		DESIGN RECORD		Preliminary	Ev	1	Design Submit	Design	Plan & Equip	Date	20/09/24	Page	1
1	Pantry Cupboard		KEC	2	Millwork	Upright Cabinet	2 Door	Floor Mount	Custom (MW)	PCm2448			
2	Reach-in Freezer	Ex	KEC	1	Upright Reachin	1 Sect	Bottom Mount	Glass Doors	Everest	EBGR1			
3	Reach-in Refrigerator	Ex	KEC	1	Upright Reachin	2 Door	Bottom Mount	Glass Doors	Everest	EBGR2			
4	Spare Item Number												
5	Pot Rack		KEC	1	Prefab Modular	Wire Shelves	Chrome Plated	Mobile	Metropolitan	5N356BC			
6	Work Table	Ex	KEC	1	Stainless Steel	Flat Top	Open base	Stationary	Custom Fab	WTsso3060odc			
7	Recycling Containers		KEC	3	Medium Duty	Rectangular	Mobile	Low Profile	Orbis	NPL 280A			
8	Food Processor		KEC	1	Combination	Bowl/Continuou	Light Duty	Countertop	Waring	WFP14SC			
9	Spare Item Number												
10	Work Table	Ex	KEC	1	Stainless Steel	Flat Top	Open base	Stationary	Custom Fab	WTsso3060odc			
11	Preparation Sink	Ex	KEC	1	Stainless Steel	Rolled top	Open base	2 Sinks	Custom Fab	PS2442-2S			
12	Spare Item Number												
13	Spare Item Number												
14	Toaster		KEC	1	Pop-up	Bagel/Bread	Four Slice	Wide Slot	Waring	WTC825B			
15	Equipment Stand	Ex	KEC	1	Stainless Steel	Flat Top	Slide Base	Mobile	Custom Fab	ESM2430SB			
16	Domestic Range	Ex	KEC	1	Electric	Domestic	InfraRed Top	Oven Base	GE	Range			
17	Multi-Purpose Range		KEC	1	Gas(Natural)	Medium Duty	6B/24GB2OB	2 Oven Base	Garland	U60-6R24RR			
18	Convection Oven		KEC	1	Gas(Natural)	Full Size	2 Deck	Stacked	TurboFan	G32D5/2C			
19	Exhaust Hood		KEC	1	NFPA96/UL List	Dry Filter	Low Flow CJ	Box Canopy	Halton	KVE-11			
20	Services Enclosure		KEC	1	Stainless	Wall Mount	Single Sided	Cantilevered	Custom Fab	SE-WM4-132			
21	Fire Suppression System		KEC	1	PreEngineered	Wet Chemical	Mech Gas Valve	Automatic	Ansul	R-102			
22	Spare Item Number												
23	Spare Item Number												
24	Spare Item Number												
25	Beverage Counter		KEC	1	Stainless	Splash Top	Cabinet Base	Open front	Custom Fab	BCss3060			
26	Coffee Maker		KEC	1	ThermalServers	Infusion Brewer	Dual Head	Programmable	Bunn	ICB Twin Tall			
27	Coffee Dispenser		KEC	4	Thermal Server	Insulated	Gravity Type	Portable	Bunn	TF Server			
28	Service Counter		KEC	1	Millwork	Flat Top	Cabinet Base	Pass Over	Custom MW	SCmf3096c			
29	Pass-thru Shelf		KEC	1	Millwork	Floor Mount	Cabinet Base	Enclosed	Custom Fab	PSm1496c			
30	Spare Item Number												
31	Spare Item Number												
32	Undercounter Cooler	Ex	KEC	1	SC Refrig	Undercounter	2 Door		Beverage Air	UCR 24			
33	Hand Sink		KEC	1	Stainless	Wall Mount	Gooseneck	Wide	Vollrath	K1410-C			
34	Utility Cart		KEC	1	Stainless	Light Duty	3 Shelf	Open Base	Lakeside	422			
35	Spare Item Number												
36	Pot Sink		KEC	1	Stainless Steel	Rolled top	3 sinks	Coved Corners	Custom Fab	PS3s9027r			
37	Dishwasher	Ex	KEC	1	Undercounter	Single Tank	High Temp	Builtin Booster	Hobart	LXeH			
38	Spare Item Number												
39	Spare Item Number												
40	Spare Item Number												



A Main Floor - Kitchen
 Scale: 1/4" = 1'-0"

 #214 - 20451 54th Av e, Langley, B.C. V3A 5C6 Ph: 604-514-1777 DESIGN DRAWING	Email: design@galleyworks.com	Project: Meadowood Community Center	File: 703	Dwg No.: FSE-1	
		Title: Drawing Name	Scale: 1:48	Sheet: of Rev:	
			Equipment Layout	Dr: EB	1
	Draft			Date: 20/09/24	