Great Plains College
Swift Current Campus

REQUEST FOR PROPOSALS
March 13, 2026

FOR: STUDENT RESIDENCE RENOVATION PROJECT

Attention: Brad Mahon – President & CEO
Great Plains College
129 2nd Avenue NE
Swift Current, SK
S9H 2C6

CLOSING DATE:
April 7, 2026 at 4:00 pm Central Standard Time

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INSTRUCTIONS TO PROPONENTS

INTRODUCTION

1. Great Plains College (the "College") is seeking proposals from qualified proponent to act as the general contractor for renovations to the Student Residence located at 45 Sidney Street E, Swift Current, SK. Further information about the College is set out in Schedule "A" - Background Information.

2. The purpose of this Request for Proposals ("RFP") process is to select the successful proponent and enter into an Agreement with the College for the project. The project scope and proposal requirements are set out in Schedules “B” through “E”.

3. **This RFP is not a tender and is not subject to the laws of competitive bidding. No bid contract or agreement is created by the submission of a proposal.**

RFP DOCUMENTS

4. The following documents are attached to and form part of this RFP:

    - Schedule “A” – Background Information
    - Schedule “B” – Scope of Work and Contractor Responsibilities
    - Schedule “C” – Proposal Content Requirements
    - Schedule “D” – Submission Form
    - Schedule “E” – Project Specs and Plans (Construction, Mechanical, and Electrical)

INQUIRIES

5. Proponents should review the RFP and related documents and conduct any inquiries needed to prepare their proposal.

6. An **Optional Site Visit** will be held on March 20, 2026, at 1:00 pm CST at 45 Sidney Street E., Swift Current, SK. Alternate site visit arrangements may be requested by email to rfp@greatplainscollege.ca. Proponents are responsible for reviewing site conditions prior to submitting a proposal. Failure to attend the optional site visit does not relieve the proponent of responsibility for understanding the project conditions.

7. Any inquiries concerning this RFP should be directed in writing to the following:

    Vim Parmar, Manager of Infrastructure, Planning and Projects
    Great Plains College - Swift Current Campus
    E-mail: rfp@greatplainscollege.ca

8. All inquiries should be in writing and received by the College no later than March 27, 2026.

9. The College may circulate its response to any inquiries to all proponents, along with the original inquiry and may post such response and original inquiry on www.sasktenders.ca or such other electronic tendering system as this RFP may have been originally posted on, or may choose not to reply to any inquiry.

10. Proponents should refrain from contacting other employees, agents or members of the College Board in respect of this RFP process, including for the purposes of lobbying or attempting to influence the outcome of this RFP process. Any such contact may, in the College's sole discretion, result in disqualification.

SUBMISSION OF PROPOSALS

11. Proponents must submit one (1) PDF proposal by email to rfp@greatplainscollege.ca, addressed to:

    Brad Mahon – President & CEO
    Great Plains College
    129 2nd Avenue NE,
    Swift Current, SK S9H 2C6

12. The email must indicate the RFP title and closing date.

13. Proposals must be received no later than **4:00 p.m. Central Standard Time on April 7, 2026.**

14. Proposals must remain valid and open for acceptance for a period of **30 days following the Closing Date.**

15. Proposals should be clearly marked “GPC Student Residence Renovation Project – Confidential."

16. Proposals and all accompanying documentation provided to the College in response to this RFP will not be returned.

CONTENT OF PROPOSALS

17. Proposals should address the items set out in Schedule “B” - Scope of Work and Contractor Responsibilities and Schedule "C" - Proposal Content Requirements, and must include a completed Schedule “D” – Submission Form.

18. Any alternates proposed by a proponent must be clearly identified and priced separately from the base proposal.

19. Proponents may provide additional information beyond that requested in the RFP for the College's consideration. Any such additional information may be considered by the College in its sole discretion.

20. Proponents may be asked to submit additional information pertaining to their past experience, qualifications and such other information that the College might reasonably require.

COST OF PROPOSALS

21. The College is not responsible for any costs incurred by proponents in preparing their proposals, attending any meetings or interviews with the College, making any presentations to the College in connection with their proposals, or otherwise incurred in connection with this RFP process.

22. This RFP does not create any legal obligations between the College and any proponent.

INSURANCE

23. The successful proponent shall obtain and maintain, at its own expense, insurance coverage with limits not less than those stated below for the duration of the Work and throughout any applicable warranty period.

24. The successful proponent shall ensure that any subcontractors or third parties retained in connection with the Project are covered by the successful proponent’s insurance or maintain equivalent insurance coverage acceptable to the College.

25. Without limiting the generality of the foregoing, the successful proponent shall maintain:

    a) Commercial General Liability Insurance with limits of not less than five million dollars ($5,000,000.00) inclusive per occurrence for bodily injury, death, and damage to property, including loss of use thereof, arising out of the Project and all operations related to it;

    b) Builder's Risk Insurance covering the Work, which shall be the responsibility of the successful proponent.

26. Prior to commencement of the Work, the successful proponent shall provide the College with certificates of insurance evidencing the required coverage.

27. Any deductibles applicable to the required insurance shall be the responsibility of the successful proponent.

28. The specified limits of insurance do not define or limit the obligation of the successful proponent to indemnify the College in the event of a loss.

29. Prior to commencement of the Work, the successful proponent shall provide the College with a current letter of good standing from the Saskatchewan Workers' Compensation Board.

EVALUATION PROCESS

30. Proposals will be opened and evaluated privately.

31. The College intends to evaluate proposals based on the criteria set out in this RFP in order to identify the proposal that offers the best overall value to the College.

32. In assessing proposals, the College may take into consideration the following evaluation criteria:

    a) Qualifications, experience and flexibility in scheduling of the proponent and any subcontractors;

    b) satisfaction of the requirements identified in Schedule "B" and Schedule "E", including compliance with the scope of work, contractor responsibilities, project specifications, proposed materials and workmanship, project schedule, and warranty provisions;

    c) pricing and overall value of the proposal;

    d) previous experience of the College in working with a proponent;

    e) such other criteria as the College considers relevant.

33. Proposals will be evaluated on the basis of the information provided in response to these Instructions to Proponents. In addition, in assessing the proponent's qualifications, experience and capacity, the College may also consider the following:

    a) clarifications and/or additional information that may be supplied pursuant to requests from the College;

    b) interviews and/or reference checks that may be conducted at the College's discretion; and

    c) information received from any source that the College considers reliable.

34. The College may, in its sole discretion, request clarification from a proponent during the evaluation process.

35. All or any particular proponent(s) may be asked to provide product samples to the College for evaluation and testing as part of this RFP process. Such samples shall be provided at no charge to the College and will not be returned to the proponent. Proponents should not provide samples unless specifically requested to do so by the College.

36. Proponents are advised that the evaluation process is subjective in nature and the College's intention is to consider, in its sole discretion, each proposal on its merits, without regard to the rules or principles of competitive bidding, including without regard to whether a proposal is compliant with this RFP.

37. The College may short-list proponents and conduct interviews, conference calls and/or presentations with short-listed proponents at its sole discretion. Furthermore, the College may negotiate any and all aspects of a proposal, including but not limited to the fee proposal, and the Agreement terms, with one or more proponents.

38. An invitation to interview or to negotiate does not obligate the College to conclude the Agreement with that proponent. The College may interview or may negotiate any aspect of any proposal with one or more proponents at any time.

39. The College will notify all unsuccessful proponents after entering into a definitive Agreement with the successful proponent. Unsuccessful proponents may request a debriefing interview to obtain feedback on their proposal after receiving this notification.

40. The College will evaluate the proponent’s demonstrated ability to mobilize and deliver the Project within the required timeframe.

    Evaluation may consider:

    - Availability of key personnel and subcontractors
    - The proponent’s current workload and capacity to undertake the Project
    - Proximity and ability to respond quickly to project needs
    - Ability to provide timely supervision and coordination of trades
    - Demonstrated ability to meet the proposed schedule

41.

Evaluation Criteria	Weight
Price / Financial Proposal	40%
Qualifications and Relevant Experience	20%
Project Approach and Schedule	15%
Technical Compliance with Scope	15%
Project Team Availability and Capacity	5%
Community Impact / Value Added	5%
Total	**100%**

ANTICIPATED SCHEDULE OF EVENTS

42. The following is the anticipated schedule of events related to this RFP. These dates are provided as target dates only and may be changed at any time by the College in its sole discretion:

a)	RFP Released	March 13, 2026
b)	Optional Site Visit	March 20, 2026
c)	Deadline for Written Inquiries Regarding the RFP	March 27, 2026
d)	Closing Date	April 7, 2026
e)	Tentative Notice of Award	Week of April 13, 2026
f)	Completion Date	July 31, 2026

FORM OF AGREEMENT

43. The successful proponent will be expected to enter into an agreement with the College (the "Agreement").

EFFECT OF RFP

44. This RFP does not establish a tender process. No contractual relationship will exist until a definitive Agreement is signed.

45. Proposal submission does not obligate the College to accept any proposal or proceed with the project.

46. For greater certainty, terms such as "requirement", "shall", "must" or other similar imperatives used in this RFP are intended as terms of convenience only, unless otherwise identified specifically as a mandatory requirement. The College intends to evaluate proposals on the extent to which a proponent's proposal is able to meet such items, but in no event shall the College be required to disqualify or reject any proposal on the basis that such item is not met or only partially met.

47. Consideration of any proposal shall be in the College's sole discretion.

48. Proposals may be withdrawn or amended by a proponent at any time by written notice to the College prior to the College and the proponent signing a formal Agreement.

49. Proponents are advised that the College is intending to conduct a flexible procurement process, not subject to the law of competitive bidding, and that the College may, in its sole discretion, at any time and for any reason:

    a) reject any and all proposals (including, for greater certainty, the lowest cost proposal);

    b) modify or vary any aspect of this RFP at any time before or after the time for submission of proposals;

    c) extend the deadline for submission of proposals at any time before or after the time for submission of proposals;

    d) accept any non-compliant, conditional or irregular proposal or any alternate proposal, in whole or in part; discuss the terms of a proposal submitted by a proponent with that proponent at any time, on a confidential basis, for the purposes of clarification and/or negotiation of that proposal;

    e) allow any proponent submitting a proposal to modify or vary any aspect of its proposal at any time;

f) verify or seek clarification of any and all information provided pursuant to this RFP and provide proponents with an opportunity to correct any defects, informalities or irregularities in their proposal;

g) negotiate any and all aspects of any proposal and the provisions of the Agreement (including, without limitation, those provisions relating to fees and/or any scope of work) with any one or more proponents at any time in its sole discretion, whether before, during or after the selection and evaluation process; and

h) cancel this RFP at any time for any reason and thereafter proceed in any manner it sees fit, in its sole discretion, including:

i. issuing a new request for proposals or other procurement document based on the same or changed scope of work or project requirements;

ii. entering into sole source negotiations with any one or more of the proponents or any other person; or

iii. cancelling the procurement in its entirety.

CONFIDENTIALITY, PUBLIC ANNOUNCEMENTS

50. Proponents are expected to keep confidential all documents, data, information and other materials of the College which are provided to or obtained or accessed by a proponent in relation to this RFP, other than documents which the College places in the public domain. Proponents are expected not to make any public announcements or news releases regarding this RFP or the entering into a Agreement pursuant to this RFP, without the prior written approval of the College.

51. Proponents are advised that the College is subject to the provisions of *The Local Authority Freedom of Information and Protection of Privacy Act* (Saskatchewan), which provides a right of access to information in records under the control of a publicly-funded academic entity. Proponents are advised that the College may be required to disclose the RFP documents and a part or parts of any proposal in response to this RFP pursuant to *The Local Authority Freedom of Information and Protection of Privacy Act* (Saskatchewan).

52. Proponents are also advised that *The Local Authority Freedom of Information and Protection of Privacy Act* (Saskatchewan) does provide protection for confidential and proprietary business information; however, proponents are strongly advised to consult their own legal advisors as to the appropriate way in which confidential or proprietary business information should be marked as such in their proposal in response to this RFP. **Proponents should identify any information in their proposals that they consider to be confidential or proprietary business information.**

CANADIAN FREE TRADE AGREEMENT

53. This procurement is subject to the *Canadian Free Trade Agreement*.

Schedule "A" – Background Information

General Background Information

Great Plains College is a regional college established under *The Regional Colleges Act* (Saskatchewan) (the "Act").

Section 5 of the Act allows a regional college to offer the following educational services or programs:

1. university and technical institute courses provided by way of a contract between the college and a university or technical institute;
2. training programs that prepare individuals for a career or provide education with respect to health or social issues;
3. training programs paid wholly or partly by private business, non-profit groups or government agencies;
4. career services;
5. adult basic education, literacy and upgrading programs;
6. any other educational activities that the Lieutenant Governor in Council may prescribe in the regulations.

In addition, under *The Regional Colleges Programs and Services Regulation* (Saskatchewan), a regional college is authorized to:

- provide employment services, programs and activities associated with career, educational and training services, programs and activities pursuant to agreements with the Minister of Post-Secondary Education and Skills training or the New Careers Corporation.

- Our decentralized campuses are located in Biggar, Kindersley, Maple Creek, Martensville, Swift Current and Warman. Throughout our locations, we offer a number of post-secondary certificate, diploma and degree programs, as well as university courses, safety training, Adult Basic Education and English Language Training.

- More information can be found on our website at www.greatplainscollege.ca

Schedule "B" – Scope of Work and Contractor Responsibilities

Project Overview

The Project consists of renovations to the Student Residence located at 45 Sidney Street E, Swift Current, Saskatchewan**.** The building is approximately 4,118 square feet total on two floors (main floor and basement)**.** The building was originally constructed in 1997 as a residential structure containing two family dwellings and was subsequently converted to a commercial office building in 2006**.**

The purpose of this Project is to renovate the building to create a student residence accommodating twelve (12) individual student rooms, along with shared common areas including a kitchen, student lounge, laundry facilities, storage areas, and shared washrooms**.** The renovations will also include accessibility improvements where applicable**.**

The Project will primarily consist of interior renovations, including demolition, construction, and upgrades to architectural, electrical, mechanical, plumbing, and life-safety systems as required to support the new residential use. Detailed technical requirements, drawings, and specifications are provided in Schedule "E" – Project Specs and Plans (Construction, Mechanical, and Electrical)**.**

The building will be vacant during the renovation period, and the site is not adjacent to active campus operations**,** allowing the successful proponent full access to complete the work.

The successful proponent will be responsible for providing all labour, materials, equipment, supervision, project management, permits, inspections, site safety measures, and waste removal necessary to complete the Project in accordance with the RFP documents and all applicable codes, regulations, and permitting requirements. Utilities are currently connected to the building and will be provided by the College.

The College intends for construction to commence in April 2026 following contract award**,** with the objective of achieving substantial completion by July 31, 2026**,** in advance of the start of the academic term in late August.

Where feasible, the College encourages the use of durable, low-maintenance materials and energy-efficient solutions appropriate for a student residence environment.

The scope of work includes, but is not limited to, the following:

1. Administration

- Obtain and comply with all required permits, inspections, and approvals from the authority having jurisdiction.
- Enter into an Agreement with the College for completion of the Project.
- Report to the College on a weekly basis regarding schedule, budget, and construction progress.

2. Project Management

- Finance the Project in accordance with standard construction practices and submit monthly progress claims to the College.
- Progress payments will be subject to a 10% statutory construction holdback retained by the College on all progress claims. The successful proponent will provide all documentation required

for holdback release at the end of the lien period. Progress claims will be reviewed by the College and paid within 30 days of approval, subject to statutory holdback requirements.

- Prior to construction, provide a detailed project schedule by division of work.
- Provide weekly progress reports to the College, detailing construction progress including updated schedules and budget.
- Track all project changes, including change directives, change orders, and clarifications.
- All change orders must be approved in writing by the College's authorized project representative prior to work being undertaken.
- Ensure quality and protection of all construction materials.
- Arrange for transportation, delivery, unloading, and storage of construction materials.
- Coordinate and oversee all trades, subcontractors, and workers necessary for the proper completion of the work.
- Ensure quality of workmanship and compliance with all applicable health and safety requirements and regulations.
- Provide all labour, equipment, tools, and supervision required for the successful completion of the work.
- Provide temporary site facilities as required, including material storage and garbage disposal bins.
- Arrange and pay for all required necessary inspections, testing, and certifications.
- Comply with all applicable provincial and municipal regulations and bylaws, National Building Code, and labour laws.
- Ensure the site is kept clean and free of debris throughout the Project.
- Minimize disruption to neighbouring properties, including with respect to noise, hours of work, and parking.
- The successful proponent must comply with all requirements of The Saskatchewan Occupational Health and Safety Regulations, 2020.

3. Project Close-Out and Warranty

- Provide a substantial completion letter prior to project close-out.
- Correct any deficiencies identified during inspections or the final walkthrough.
- Provide a one-year warranty on all work and address warranty deficiencies in a timely manner.
- Provide a Manufacturer Warranty Schedule listing all warranted components, including the manufacturer, model or serial number (if applicable), warranty term, and warranty commencement date.

Schedule "C" – Proposal Content Requirements

GPC – Student Residence Renovation Project

Proponents must submit a clear, complete, and well-organized proposal containing the following sections. The College may evaluate proposals based on the completeness and quality of information provided.

1. Submission Form (Mandatory)

Proponents must include a fully completed and signed Schedule "D" – Submission Form, including:

- Base proposal price (exclusive of GST & PST)
- Pricing for all requested alternates
- Proposed additional alternates
- Subcontractor list
- Community Value and Contributions
- References
- Proposed schedule

2. Company Qualifications and Relevant Experience

Proponents must provide:

- Company background and years in operation
- Description of experience completing renovation or construction projects of comparable scope and complexity
- Summary of any previous projects completed for Great Plains College (if applicable)
- Three recent references (within the last three years), matching the requirements in Schedule "D"

3. Project Team Capacity and Subcontractor Identification

Proponents should describe the proposed project team and their availability to undertake the Project.

This section should include:

- identification of key personnel responsible for project management and site supervision
- anticipated availability during the construction period
- current workload and capacity to deliver the Project within the proposed schedule
- location of the project management or supervision team responsible for the work

Proponents must provide a complete list of all subcontractors proposed for the execution of the Work. For each subcontractor, include:

- Legal business name
- Trade or scope of work
- Brief description of services to be provided

This information must align with the subcontractor table in Schedule "D."

4. Health and Safety Program

Proponents must submit:

- Details of their corporate safety program
- Relevant safety certifications (e.g., COR/SECOR, if applicable)
- Any project-specific safety procedures applicable to this renovation

5. Insurance and WCB Compliance

Proposals must include confirmation that the proponent can provide all required insurance, including:

- $5,000,000 Commercial General Liability
- Builder's Risk Insurance
- Proponents must also confirm they will provide a current **WCB letter of good standing** prior to commencement.

6. Project Schedule

Proponents must provide a preliminary schedule that includes:

- Major construction phases
- Milestones and critical path activities
- Substantial completion target date

This may be provided directly in Schedule "D."

7. Pricing Proposal

Proposals must include:

- Base proposal price in Canadian dollars
- Assumptions, exclusions, allowances, or contingencies
- GST and PST listed separately
- Separate pricing for each requested alternate

All pricing must be exclusive of applicable taxes.

8. Statutory Holdback Requirement

Proponents must confirm compliance with Saskatchewan's 10% statutory construction holdback, including:

- Acknowledgement that the College will retain 10% of all progress payments
- Confirmation that the proponent's pricing and cash-flow planning include allowance for the holdback
- Confirmation that all required lien-release documentation will be provided for holdback release

9. Warranty Information

Proposals must include:

- Confirmation of the minimum one-year workmanship warranty
- Manufacturer warranties for all applicable materials and equipment
- A completed Manufacturer Warranty Schedule (per Schedule “B”)

10. Requested Alternate(s)

Proponents must provide clearly separated pricing and descriptions for all alternates requested by the College, as listed in Schedule “D.”

11. Proposed Additional Alternate(s)

Proponents may propose additional alternates, enhancements, or value-added options beyond those specifically requested by the College. Each proposed alternate must include:

- A clear description of the alternate
- Any scope or material differences from the base proposal
- Any schedule impacts

Pricing for all proposed additional alternates must be entered in the corresponding fields in Schedule “D”

12. Deviations or Exceptions

Proponents must identify any deviations from or exceptions to the RFP, including:

- Rationale
- Pricing impacts
- Schedule impacts

13. Conflict of Interest Declaration

Proponents must disclose any actual or potential conflicts of interest that may exist between their company and its management, and the College, its directors, or employees, and must describe the nature of such conflict. If a proponent has no such conflict of interest, a statement to that effect must be included in the proposal. The College’s employees are ineligible to participate, directly or indirectly, with any proponent.

14. Confidentiality

Proponents are advised that *The Local Authority Freedom of Information and Protection of Privacy Act* (Saskatchewan) provides protection for confidential and proprietary business information; however, proponents should consult their own legal advisors regarding the appropriate way to mark such information in their proposal. Proponents should clearly identify any information in their proposals that they consider to be confidential or proprietary business information.

15. Additional Information

Proponents may include any additional information that may assist the College in evaluating the proposal.

16. Addenda Acknowledgment

Proponents must acknowledge all addenda issued by the College. Addenda must be listed in Schedule "D" – Submission Form.

Schedule "D" – Submission Form

RFP for the GPC Student Residence Renovation Project
45 Sidney St. E Swift Current, Saskatchewan.

Closing Date: 4:00pm, Central Standard Time, April 7, 2026

To:
Great Plains College
Attn: Brad Mahon, President & CEO

1. Proponent Acknowledgment

Having examined the RFP documents for the above-noted Project, and having made such investigations as the Proponent considers necessary, the undersigned hereby submits this proposal to provide all labour, materials, equipment, supervision, and services necessary to complete the Project in accordance with the RFP documents.

2. Base Proposal Price

The Proponent offers to complete the Project for the following base proposal price, in Canadian dollars:

Base Proposal Price (excluding GST and PST): $ _____

GST: $ _____

PST: $ _____

3. Requested Alternates

In addition to the Base Proposal Price, the Proponent provides the following separate pricing for the requested alternates:

Alternate 1: Patio Door (Drawing A6, RM 203)
Price (excluding GST and PST): $ _____

GST: $ _____

PST: $ _____

Alternate 2: Solid Core Doors with Steel Frames (noted on Door Schedule on A6)
Price (excluding GST and PST): $ _____

GST: $ _____

PST: $ _____

4. Proposed Alternate(s), if any

The Proponent may also identify any additional alternate(s) proposed by the Proponent, which must be clearly priced separately from the Base Proposal Price:

Price (excluding GST and PST): $ _____

GST: $ _____

PST: $ _____

5. Community Value and Contributions

Great Plains College encourages proponents to demonstrate how their participation in this project may contribute positively to the Swift Current community and the students served by the College.

Proponents are invited to describe any community-focused contributions they or their subcontractors are prepared to make in connection with the Project.

Examples may include but are not limited to:

- Donations of materials or construction services
- In-kind labour contributions
- Sponsorship of student spaces, furnishings, or amenities
- Contributions supporting student well-being or campus life
- Community beautification or related initiatives

Proponents should describe:

- the nature of the contribution
- the estimated fair market value
- any conditions attached
- how the contribution benefits students or the community.

_____

_____

_____

_____

_____

_____

_____

_____

Estimated Fair Market Value (excluding GST and PST): $ _____

GST: $ _____

PST: $ _____

6. Subcontractors

The Proponent shall list all subcontractors proposed for the execution of the Work. For each subcontractor, identify the legal business name and provide a brief description of their scope of work.

Electrical Subcontractor

Legal Business Name: _____

Scope of Work: _____

Mechanical Subcontractor

Legal Business Name: _____

Scope of Work: _____

Flooring Subcontractor

Legal Business Name: _____

Scope of Work: _____

Other Subcontractor 1

Trade/Service: _____

Legal Business Name: _____

Scope of Work: _____

Other Subcontractor 2

Trade/Service: _____

Legal Business Name: _____

Scope of Work: _____

Other Subcontractor 3

Trade/Service: _____

Legal Business Name: _____

Scope of Work: _____

7. Addenda

The Proponent acknowledges receipt of the following addenda (list all addendum numbers and dates):

Addendum #: _____ Date: _____

Addendum #: _____ Date: _____

Addendum #: _____ Date: _____

Addendum #: _____ Date: _____

8. Company Information

Legal Company Name: _____

Business Description: _____

_____

_____

_____

Name of Owner: _____

Location of Head Office: _____

Business Start Date: _____

Number of Employees: _____

Primary Contact Name and Title: _____

Telephone Number: _____

Email Address: _____

9. References

Provide three (3) references for comparable projects completed within the last three (3) years.

Reference 1
Client/Company Name: _____

Project Location: _____

Project Description: _____

_____

Contact Name: _____

Phone Number: _____

Email Address: _____

Reference 2
Client/Company Name: _____

Project Location: _____

Project Description: _____

_____

Contact Name: _____

Phone Number: _____

Email Address: _____

Reference 3
Client/Company Name: _____

Project Location: _____

Project Description: _____

_____

Contact Name: _____

Phone Number: _____

Email Address: _____

10. Project Schedule

If selected, the Proponent agrees to commence the Work within _____ calendar days of award of the Agreement and to achieve substantial completion within _____ calendar days of commencement of the Work, subject to the terms of the Agreement.

11. Signature

By signing below, the Proponent certifies that the information provided in this Submission Form is true, complete, and accurate, and that the Proponent is authorized to submit this proposal on behalf of the company.

Authorized Signatory (Print Name): _____

Title: _____

Signature: _____

Date: _____

Schedule "E" – Project Specs and Plans (Construction, Mechanical, and Electrical)

The full Schedule “E” documents follow in the combined PDF immediately after this page.

EMP Engineering
Box 2154
Swift Current, SK.
S9H4V1

EMP File No.: 2026 - 007

GREAT PLAINS COLLEGE 45 SIDNEY ST. RENOVATION TENDER

PROVIDED DRAWINGS

A1 – BASEMENT FLOOR PLAN – AS BUILT
A2 – MAIN FLOOR PLAN – AS BUILT
A3 – PROPOSED BASEMENT FLOOR PLAN
A4 – PROPOSED MAIN FLOOR PLAN
A5 – BASEMENT RENOVATION PLAN
A6 – MAIN FLOOR RENOVATION PLAN
A7 – BASEMENT FLOOR PLAN – FIRE & SOUND RATING REQUIREMENTS
A8 – MAIN FLOOR PLAN – FIRE & SOUND RATING REQUIREMENTS
A9 – MILLWORK DETAILS
M1 – BASEMENT MECHANICAL RENOVATION PLAN
M2 – MAIN FLOOR MECHANICAL RENOVATION PLAN
E1.1 – EXISTING / DEMO BASEMENT ELECTRICAL PLAN
E1.2 – EXISTING / DEMO MAIN FLOOR ELECTRICAL PLAN
E2.1 – NEW BASEMENT LIGHTING PLAN
E2.1 – NEW MAIN FLOOR LIGHTING PLAN
E3.1 – NEW BASEMENT POWER & SYSTEM PLAN
E3.2 – NEW MAIN FLOOR POWER & SYSTEM PLAN
E4.1 – ELECTRICAL SPECIFICATION
E4.2 – ELECTRICAL SPECIFICATION

FLOORING REPLACEMENT SPECIFICATION

1. GENERAL
- Remove existing flooring and dispose of off-site in accordance with local regulations.
- Verify existing subfloor conditions prior to installation.
- Coordinate flooring installation with other trades.
- Install flooring in accordance with manufacturer’s written instructions.

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2. SUBSTRATE PREPARATION
- Prepare subfloor surfaces to be clean, dry, smooth, and level.
- Repair cracks, voids, and surface irregularities as required.
- Provide subfloor leveling or patching compound where required to achieve manufacturer’s flatness tolerances.

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3. FLOORING MATERIAL
- Flooring Type: Luxury Vinyl Plank (LVP), glue-down
- Overall Thickness: 5 mm
- Wear Layer: 0.5 mm (20 mil)
- Installation Method: Full-spread adhesive
- Finish: Colour and pattern selected by Owner
- Flooring to be commercial / institutional grade suitable for high-traffic environments.

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4. ADHESIVE
- Use adhesive specifically recommended by the flooring manufacturer.

- Low-VOC, suitable for occupied educational facilities.

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5. BASEBOARDS
- Baseboard Type: Rubber or vinyl cove base
- Height: Standard (100 mm / 4 in) unless noted otherwise
- Finish: Colour selected by Owner
- Install tight to wall and flooring with clean, straight joints.
- Seal top edge where required.

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6. INSTALLATION
- Install flooring in accordance with manufacturer's requirements for layout, adhesive, rolling, and curing.
- Provide tight, uniform joints with no gaps or lipping.
- Maintain required expansion clearances at perimeters and transitions.
- Provide transition strips at changes in flooring type or elevation as required.

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7. CLEANING & PROTECTION
- Protect flooring during construction.
- Clean flooring surfaces upon completion.
- Do not allow traffic on flooring until adhesive curing times are met.

---

8. WARRANTY
- Provide manufacturer's standard warranty.
- Installer to warrant workmanship for a minimum of 1 year.

PAINTING SPECIFICATION

1. GENERAL
- All painting work shall be performed by qualified tradespersons experienced in institutional facilities.
- Comply with manufacturer's written instructions.
- Provide low-VOC coatings suitable for occupied educational buildings.
- Surfaces shall be clean, dry, sound, and properly prepared prior to coating.

---

2. SURFACE PREPARATION
- Repair cracks, holes, and imperfections prior to painting.
- Sand glossy surfaces to provide proper adhesion.
- Remove dust, grease, and contaminants.
- Patch and prime repairs prior to finish coats.

---

3. PRIMER REQUIREMENTS
Provide primers compatible with substrates and finish coats.
a) Gypsum Board (new or repaired)
- Primer: Acrylic drywall sealer / primer
- Apply one full coat prior to finish painting

b) Previously Painted Surfaces
- Spot prime repaired areas
- Full prime if existing coating is deteriorated or incompatible

c) Wood (interior trim, doors)
- Primer: Alkyd or acrylic stain-blocking primer

---

4. PAINT PRODUCTS (OR APPROVED EQUAL)
All paints to be commercial or institutional grade, low-VOC.

Acceptable manufacturers:
- Sherwin-Williams
- Benjamin Moore
- Dulux

---

5. FINISH COAT APPLICATION
- Apply minimum two (2) finish coats over primer.
- Provide uniform coverage and colour.
- No visible roller marks, flashing, or lap lines.

---

6. FINISH SCHEDULE (TYPICAL FOR COLLEGE USE)

Walls – Bedrooms
- Paint: Acrylic latex, washable
- Finish: Eggshell or Satin
- Performance: Scrub-resistant, stain-resistant

High-Traffic Areas (corridors)
- Paint: Institutional-grade acrylic latex
- Finish: Satin or Semi-Gloss
- Performance: High durability, frequent cleaning

Ceilings
- Paint: Acrylic latex
- Finish: Flat
- Non-reflective, low splatter

Doors & Frames (interior)
- Paint: Acrylic or hybrid enamel
- Finish: Semi-Gloss
- Impact- and abrasion-resistant

Trim & Baseboards
- Paint: Acrylic enamel
- Finish: Semi-Gloss

---

7. COLOUR CONTROL
- Colours to be selected by Owner.
- Provide samples as requested.
- No substitutions without written approval.

---

8. CLEAN-UP & PROTECTION
- Protect adjacent finishes and equipment.
- Maintain ventilation during application.
- Remove paint spills and overspray immediately.
- Leave work areas clean upon completion.

---

9. WARRANTY
- Minimum 1-year warranty against peeling, blistering, or adhesion failure.

MODIFICATIONS BY ROOM – REFER TO DRAWINGS FOR REQUIRED MODIFICATIONS

A5 – BASEMENT RENOVATION PLAN
A6 – MAIN FLOOR RENOVATION PLAN

*REFER TO DRAWINGS A7 AND A8 FOR ARCHITECTURAL REQUIREMENTS SHOWING WALL ASSEMBLIES AND FIRE RATING REQUIREMENTS

BASEMENT LEVEL

ALERNATE #2 – REPLACE ALL INTERIOR DOORS WITH SOLID CORE DOORS AND METAL FRAMES.

MAIN ENTRANCE
- Construct bench, wall shelf and hook, as per detail 2 on A9
- Replace existing lights with pot lights as per the electrical drawings
- Relocate plug ins as per the electrical drawings
- Provide and install millwork for kitchenette as per detail 3 on A9
- West Stairwell - widen door opening and install 32”x80”, 20 min. fire rated interior door, hardware as shown on A6
- East Stairwell - widen door opening and install 32”x80”, 20 min. fire rated interior door, hardware as shown on A6

ROOM 101
- Construct new wall to create Room 101
- Relocate or add electrical plugs as per electrical drawings
- Add light switch and associated pot lights as per electrical drawings

ROOM 102 (BARRIER FREE BEDROOM)
- Replace existing door with 36” 20 min. fire rated interior door, hardware as shown on A6

FULL BATH #1
- Provide and install toilet – Proflo two-piece elongated bowl toilet – Model PF5112WHM 12” rough-in, tank white, PF5112RWHM
- Install grab bars – Model PFGB18SF2
- Install 60x33 barrier free shower – SS3260 AcrylX Alcove One-piece shower. Model 107106-000-002-001
- Install 6mm Bypass shower door for Alcove shower. Model 139350-900-084-000
- Provide and install millwork as shown on A9
- Provide and install Proflo drop-in lavatory sink model PF20174
- Install pot lights, light switches and plugs as per electrical plan
- Install mirror and sconce light above sink
- Install 20min fire rated door

FULL BATH #2
- Construct walls as shown on A5
- Provide and install millwork as shown on A9
- Provide and install Proflo drop-in lavatory sink model PF20174
- Provide and install toilet – Proflo two-piece elongated bowl toilet – Model PF5112WHM 12” rough-in, tank white, PF5112RWHM
- Install pot lights, light switches and plugs as per electrical plan
- Install mirror and sconce light above sink

MECH. ROOM / LAUNDRY #1
- Widen door opening to allow for 32” x 80”, 20min fire rated door replacement
- Relocate SaskTel internet access panels

MECH ROOM #2
- Widen door opening to allow for 32” x 80”, 20min fire rated door replacement
- Supply and install custom 30” wide half door to enclose storage space beneath stairwell

½ BATH #1
- Reinstall vanity and sink after demising wall is shifted between Full Bath #2 and ½ Bath #1
- Install pot lights, light switches and plugs as per electrical plan
- Install mirror and sconce light above sink

ROOM 103
- Construct closet
- Supply and install closet shelf and hanging rod
- Widen door opening to allow for new 36”x80”, 20min fire rated door

ROOM 104
- Widen door opening to allow for new 36”x80”, 20min fire rated door

SHOWER ROOM #1
- Construct enclosure walls as shown on A5
- Construct and install bench, as shown in detail 5 on A9
- Supply and install Bathcove Showers Model 3620, one piece
- Supply and install MAXX – Manhattan 6mm Pivot Shower Door, Model 138262-900-084-100

STUDY
- Replace existing door with 20min fire rated door
- Supply and install custom 30” wide half door to enclose storage space beneath stairwell

MAIN FLOOR

ALTERNATE #2 – REPLACE ALL INTERIOR DOORS WITH SOLID CORE DOORS AND METAL FRAMES.

ENTRANCE DOORS
- Replace with out swinging doors

ROOM 201
- Supply and install 20min fire rated door

ROOM 202
- Shift entrance door location
- Supply and install 20min fire rated door
- Construct closet, shelf and rod as per A6

SHOWER ROOM #2
- Construct enclosure walls as shown on A6
- Construct and install bench, as shown in detail 5 on A9
- Supply and install Bathcove Showers Model 3620
- Supply and install MAXX – Manhattan 6mm Pivot Shower Door, Model 138262-900-084-100

ROOM 203
- Widen door opening to allow for new 32”x80”, 20min fire rated door
- Construct demising wall between Room 203 and 204 to create two closet spaces
- Supply and install closet shelf and rod
- Supply and install closet doors
- **ALTERNATIVE #1: replace existing window with new 36”x80” exterior door**
- Provide option to relocate heat supply duct to new location, as per M2. This will be required if the optional door is installed

ROOM 204
- Widen door opening to allow for new 32”x80”, 20min fire rated door
- Construct demising wall between Room 203 and 204 to create two closet spaces
- Supply and install closet shelf and rod
- Supply and install closet doors
- Remove existing closet doors and frame in wall

ROOM 205
- Widen door opening to allow for new 32”x80”, 20min fire rated door
- Supply and install closet shelf and rod
- Relocate heat supply duct as per mechanical M2 drawing

ROOM 206
- Widen door opening to allow for new 32”x80”, 20min fire rated door
- Supply and install closet shelf and rod
- Relocate heat supply duct as per mechanical M2 drawing

ROOM 207
- Widen door opening to allow for new 32”x80”, 20min fire rated door
- Construct demising wall between Room 207 and 208 to create two closet spaces
- Supply and install closet shelf and rod
- Supply and install closet doors
- Remove existing closet doors and frame in wall

ROOM 208
- Widen door opening to allow for new 32”x80”, 20min fire rated door
- Construct demising wall between Room 207 and 208 to create two closet spaces
- Supply and install closet shelf and rod
- Supply and install closet doors

FULL BATH #3
- Supply and install MAXX neo-round arylic corner left or right shower base with corner drain, white. Model 101426-000-001-000
- Radia Neo-round 32 x 32 x 71 ½ in. 6mm Sliding Shower Door for Corner Installation with Clear glass in Chrome. Model 137443-900-084-000
- Supply and install 32”x72” arylic direct-to-stud two-piece wall kit, white. Model 105063-000-001-000
- Install pot lights, light switches and plugs as per electrical plan
- Install mirror and sconce light above sink

FULL BATH #4
- Supply and install MAXX neo-round arylic corner left or right shower base with corner drain, white. Model 101426-000-001-000

- Radia Neo-round 32 x 32 x 71 ½ in. 6mm Sliding Shower Door for Corner Installation with Clear glass in Chrome. Model 137443-900-084-000
- Supply and install 32”x72” arylic direct-to-stud two-piece wall kit, white. Model 105063-000-001-000
- Install pot lights, light switches and plugs as per electrical plan
- Install mirror and sconce light above sink

DINING ROOM

- Supply and install 20min fire rated door
- Repair and repaint all existing cabinetry, color by owner
- Replace all countertops with new MDF melamine coated, laminate, color by owner. Bullnose edge
- Complete electrical modifications as per electrical drawings
- Supply and install millwork above ovens
- Remove a section of millwork to allow for the second oven
- Supply and install range as per mechanical M2
- Repair existing island and repaint to match kitchen millwork, color by owner
- Replace island countertop with new MDF melamine coated, laminate, color by owner. Size shown on A6. Bullnose edges.
- Replace all cabinet handles.
- Replace all lighting with pot lights as per electrical drawings

Door hardware specifications shown on A6

Wieser exterior door hardware

Bedroom door hardware:

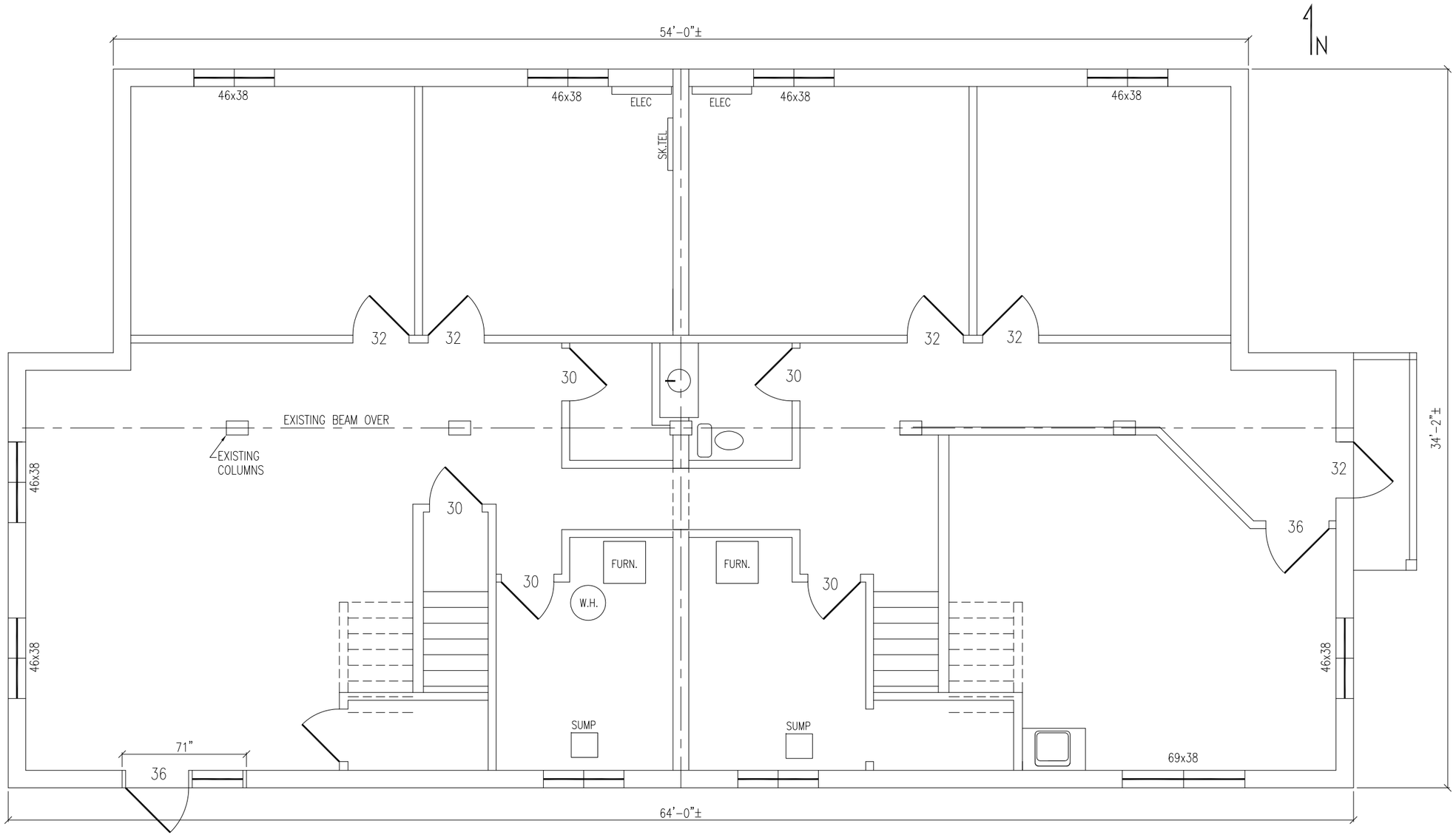
Weiser keyed entry lever locksets for rental bedroom doors, **keyed on the exterior side**, with **free operation from the interior side**.
Lever handles both sides.
Keying **per Owner’s keying schedule**.
Finish: **US26D (satin chrome)** or as selected by Owner.

WINDOW COVERINGS:

Supply and install window shades in all rooms – window sizes to be measured and verified by treatment supplier.

Window blinds to be as follows:

- Hunter Douglas Applause Cell Shades (and or equivalent)
- Complete with Ultra-guide Lift System
- Fabric – Dark for bedrooms, lighter fabric for common areas
- State warrantee
- Price to be inclusive of supply and install.
- Provide samples as required
- **No substitution without owner approval**



BASEMENT FLOOR PLAN - AS BUILT

SCALE: 3/16"= 1'-0"

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BOX 68, WYMARK, SK S0N 2Y0
306-774-5667

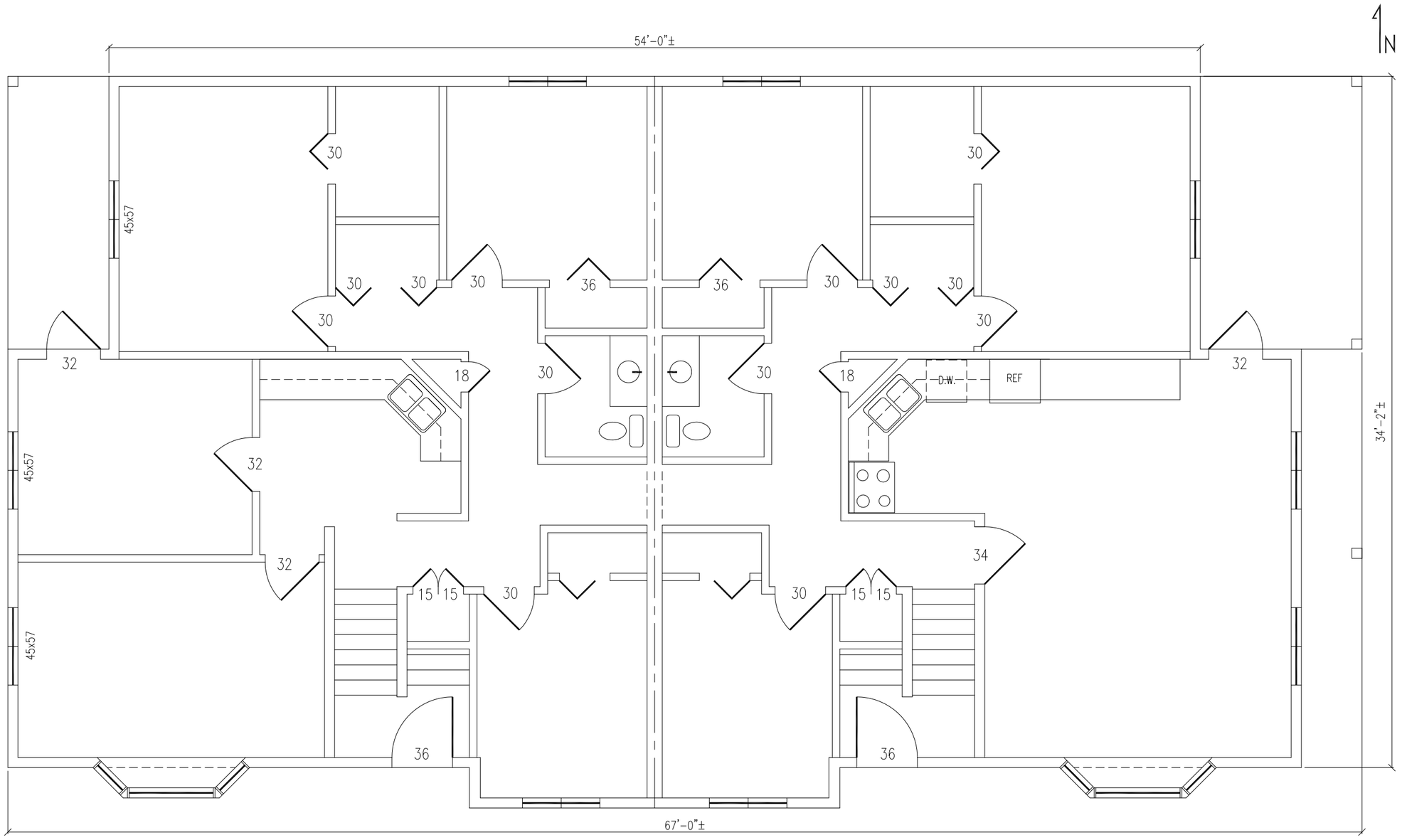
CONSULTANTS:

GREAT PLAINS COLLEGE PROPOSED RESIDENCE

BASEMENT FLOOR PLAN - AS BUILT

FILE: 937-24 DATE: FEB. 7/2026

SHEET
A1



MAIN FLOOR PLAN - AS BUILT

SCALE: 3/16"= 1'-0"

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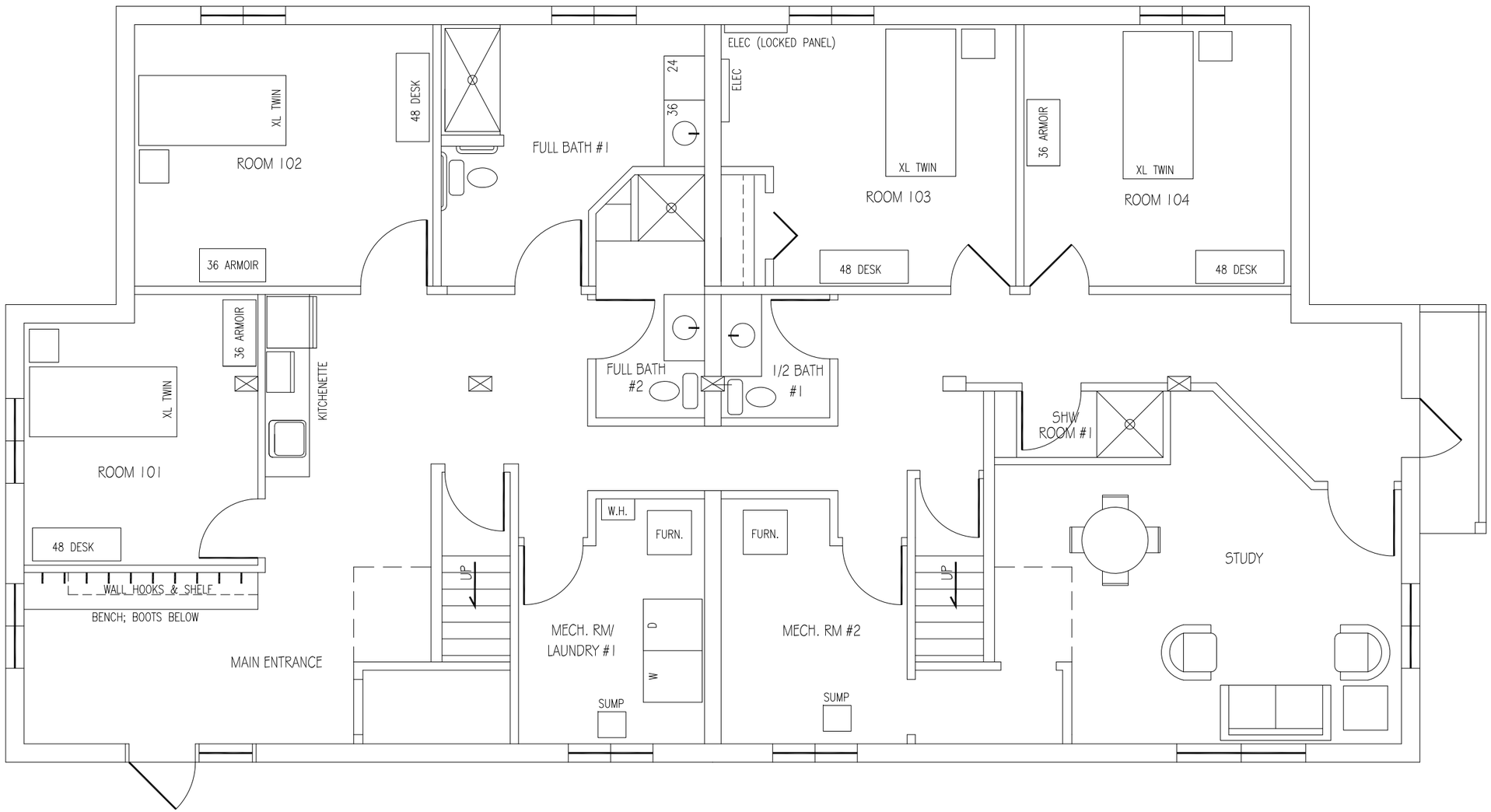
MAIN FLOOR PLAN - AS BUILT

FILE: 937-24

DATE: FEB. 7/2026

SHEET
A2



NOTE: BARRIER FREE TO BE PROVIDED IF REQUIRED. ALL NBC REQUIREMENTS WILL BE REVIEWED AND SATISFIED IF THE SITUATION ARISES.

BASEMENT FACILITIES:

SHOWERS (3)
TOILETS (3)
BEDROOMS (4)
MAIN ENTRANCE
STUDY
LAUNDRY (1)
MECHANICAL ROOMS (2)
KITCHENETTE

PROPOSED BASEMENT FLOOR PLAN

SCALE: 3/16"= 1'-0"

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CONSULTANTS:

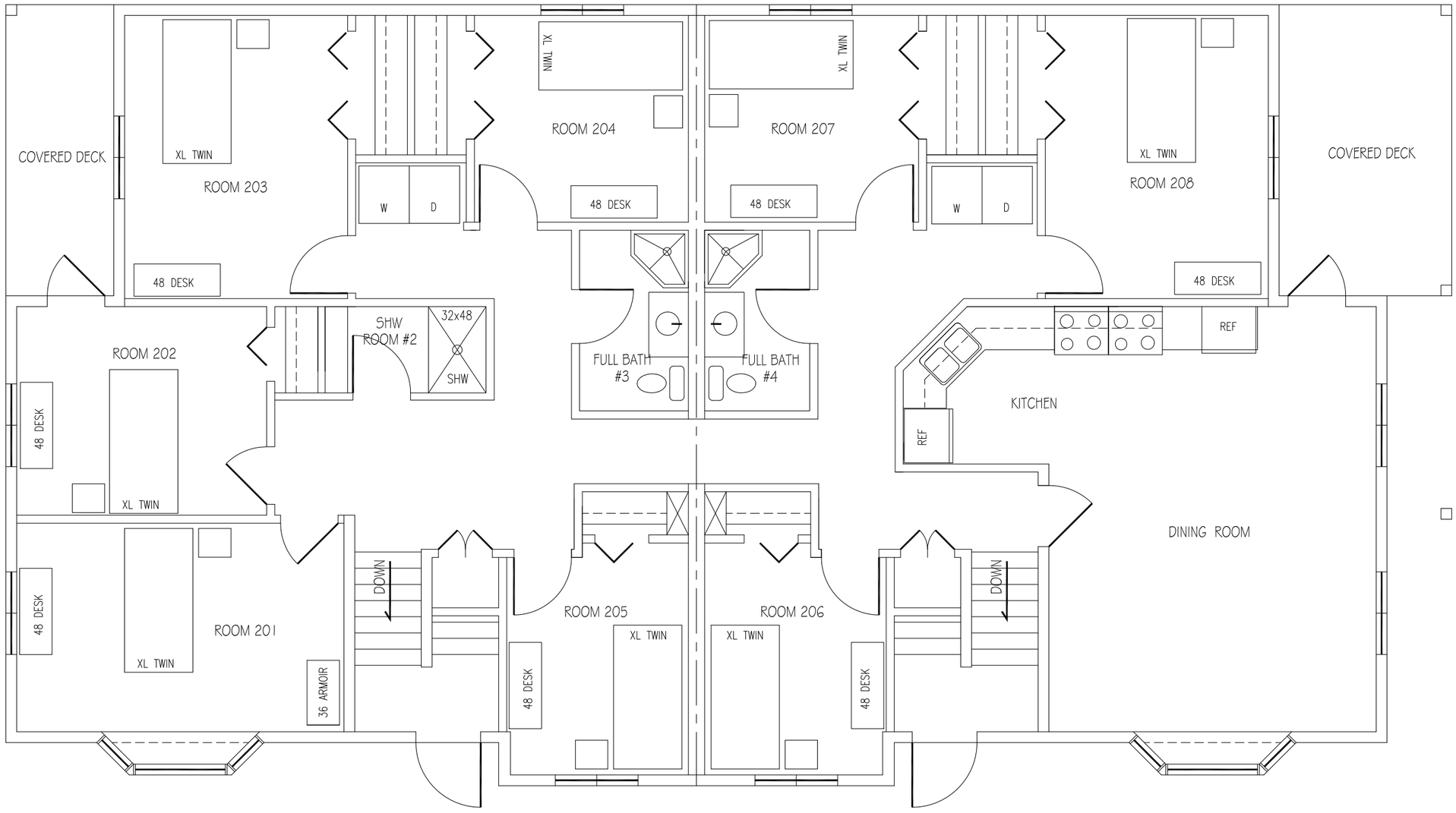
GREAT PLAINS COLLEGE PROPOSED RESIDENCE

PROPOSED BASEMENT FLOOR PLAN

FILE: 2026-007

DATE: FEB. 7/2026

SHEET A3



PROPOSED MAIN FLOOR PLAN

SCALE: 3/16"= 1'-0"

MAIN FLOOR FACILITIES:

SHOWERS (3)
TOILETS (2)
BEDROOMS (8)
KITCHEN/DINING
LAUNDRY CLOSETS (2)

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CONSULTANTS:

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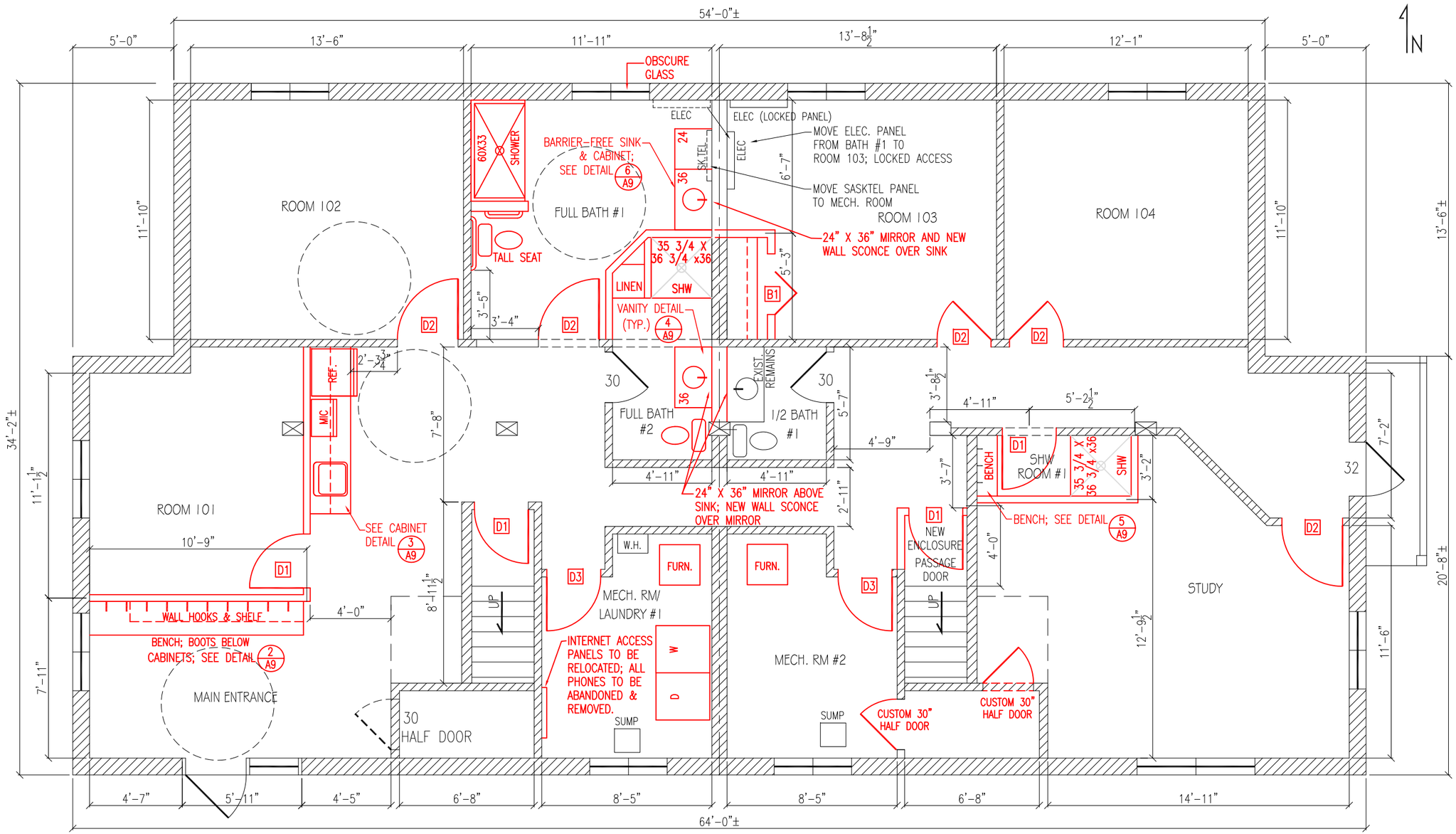
PROPOSED MAIN FLOOR PLAN

FILE: 2026-007 DATE: FEB. 7/2026

SHEET
A4



NOTE: BARRIER FREE TO BE PROVIDED IF REQUIRED. ALL NBC REQUIREMENTS WILL BE REVIEWED AND SATISFIED IF THE SITUATION ARISES.

BASEMENT RENOVATION PLAN

SCALE: 3/16"= 1'-0"

RENOVATION NOTES:

- MOVE ELECTRICAL PANEL FROM BATHROOM TO A LOCKED CABINET IN BDRM 103.
- MOVE SASKTEL PANEL TO MECHANICAL ROOM.
- MOVE DIVIDING WALL BETWEEN EXISTING WASHROOMS TO CREATE EQUAL SPACE IN BOTH WASHROOMS.
- CHANGE INTERIOR DOORS TO WIDTH & F.R.R. REQUIRED FOR N.B.C. 2020, AS INDICATED IN DOOR SCHEDULE. ADD A KITCHENETTE IN THE BASEMENT.
- ONE EXISTING MECHANICAL ROOM WILL CONTAIN WASHER AND DRYER.
- ADD A SHOWER ROOM WITH ACCESS FROM THE HALLWAY.
- CHANGE BEDROOM TO FULL WASHROOM, WITH BARRIER-FREE ACCESSIBLITY.
- EXISTING WINDOW IN FULL BATH #1 TO BE OBSCURE GLASS OR REMOVED.

BASEMENT FACILITIES:

SHOWERS (3)
TOILETS (3)
BEDROOMS (4)
MAIN ENTRANCE
STUDY
LAUNDRY (1)
MECHANICAL ROOMS (2)
KITCHENETTE

WALL TYPE LEGEND:

- EXISTING WALLS WHICH SHALL REMAIN
- EXISTING WALLS WHICH SHALL BE REMOVED
- NEW WALLS AND FIXTURES
- EXISTING SUPPORT COLUMNS

DOOR SCHEDULE		
	DIMENSION	TYPE
D1	32" X 80"	20 MIN. FRR INTERIOR DOOR
D2	36" X 80"	20 MIN. FRR INTERIOR DOOR
D3	32" X 80"	45 MIN. FRR INTERIOR DOOR
B1	36" X 80"	BIFOLD DOOR

NOTE:

- DOOR AND WINDOW SIZES ARE INSIDE CASING. REFER TO SUPPLIER SPECIFICATIONS FOR ROUGH OPENING DIMENSIONS.

DOOR HARDWARE SPECIFICATIONS: SEE SHEET A10

ALTERNATE #2: REPLACE ALL INTERIOR DOORS WITH SOLID CORE DOORS AND STEEL FRAMES IS REQUESTED.

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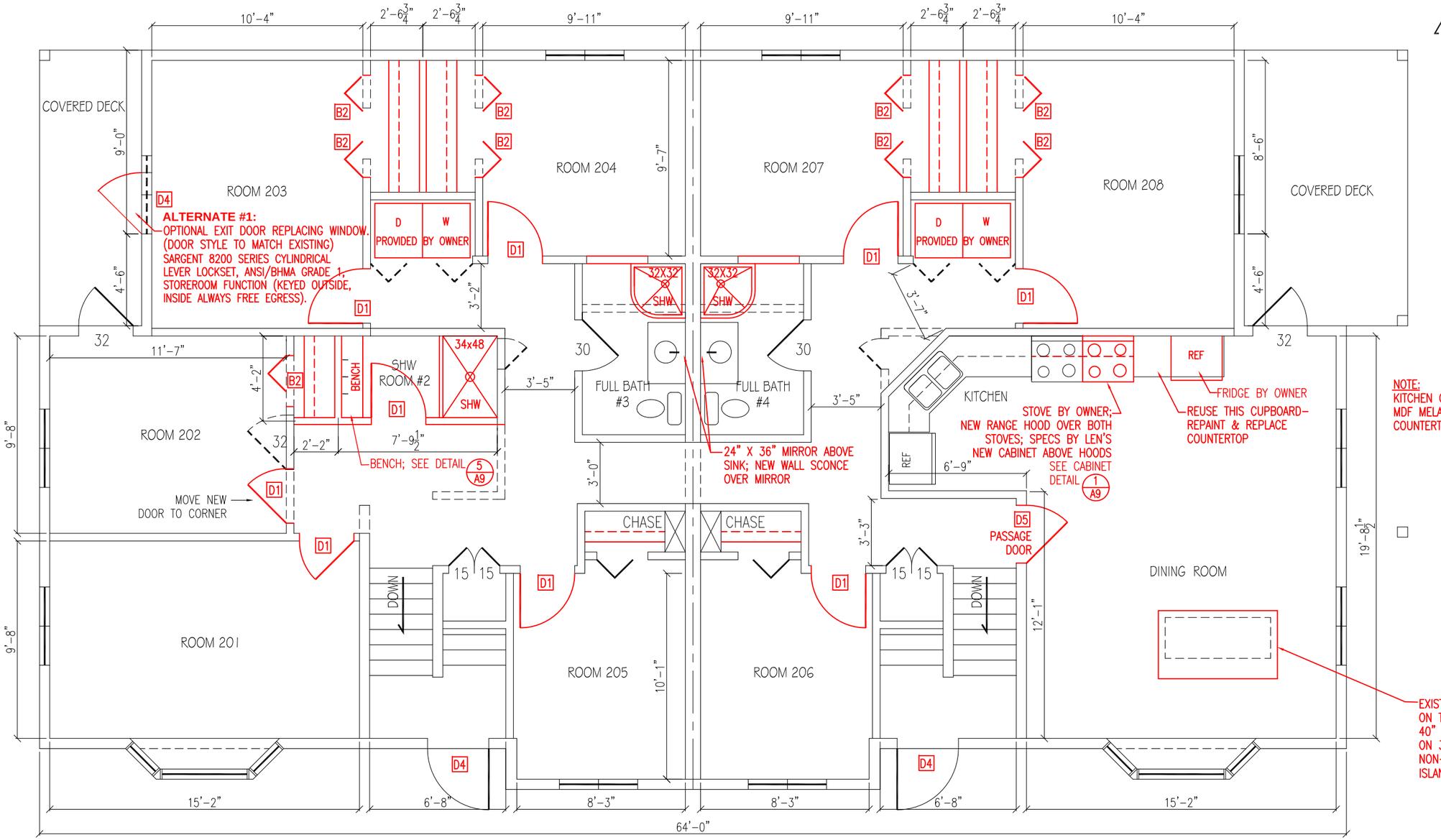
CONSULTANTS:

GREAT PLAINS COLLEGE PROPOSED RESIDENCE
BASEMENT RENOVATION PLAN
DATE: FEB. 7/2026
FILE: 2026-007

SHEET A5



MAIN FLOOR PLAN RENOVATION PLAN

SCALE: 3/16"= 1'-0"

RENOVATION NOTES:

- REMOVE ALL KITCHEN WALLS & ADD CLOSET FOR BEDROOM 202.
- ADD A SHOWER ROOM WITH ACCESS FROM THE FORMER KITCHEN AREA.
- REMOVE CLOSETS IN ROOMS 204 AND 207 TO ADD SHOWERS TO BOTH WASHROOMS.
- ADD A WALL TO BOTH WALK–IN CLOSETS TO CREATE SEPARATE CLOSETS FOR BEDROOMS 203 & 204, AND BEDROOMS 207 & 208.
- CHANGE INTERIOR DOORS TO WIDTH & F.R.R. REQUIRED FOR N.B.C. 2020, AS INDICATED IN DOOR SCHEDULE.

MAIN FLOOR FACILITIES:

SHOWERS (3)
TOILETS (2)
BEDROOMS (8)
KITCHEN/DINING
LAUNDRY CLOSETS (2)

WALL TYPE LEGEND:

EXISTING WALLS WHICH SHALL REMAIN

EXISTING WALLS WHICH SHALL BE REMOVED

NEW WALLS AND FIXTURES

DOOR SCHEDULE		
	DIMENSION	TYPE
D1	32" X 80"	20 MIN. FRR INTERIOR DOOR
D4	36" X 80"	OUT–SWING EXTERIOR DOOR
D5	34" X 80"	20 MIN. FRR INTERIOR DOOR
B2	30" X 80"	BIFOLD DOOR

NOTE:

– DOOR AND WINDOW SIZES ARE INSIDE CASING. REFER TO SUPPLIER SPECIFICATIONS FOR ROUGH OPENING DIMENSIONS.

DOOR HARDWARE SPECIFICATIONS: SEE SHEET A10

ALTERNATE #2: REPLACE ALL INTERIOR DOORS WITH SOLID CORE DOORS AND STEEL FRAMES IS REQUESTED.

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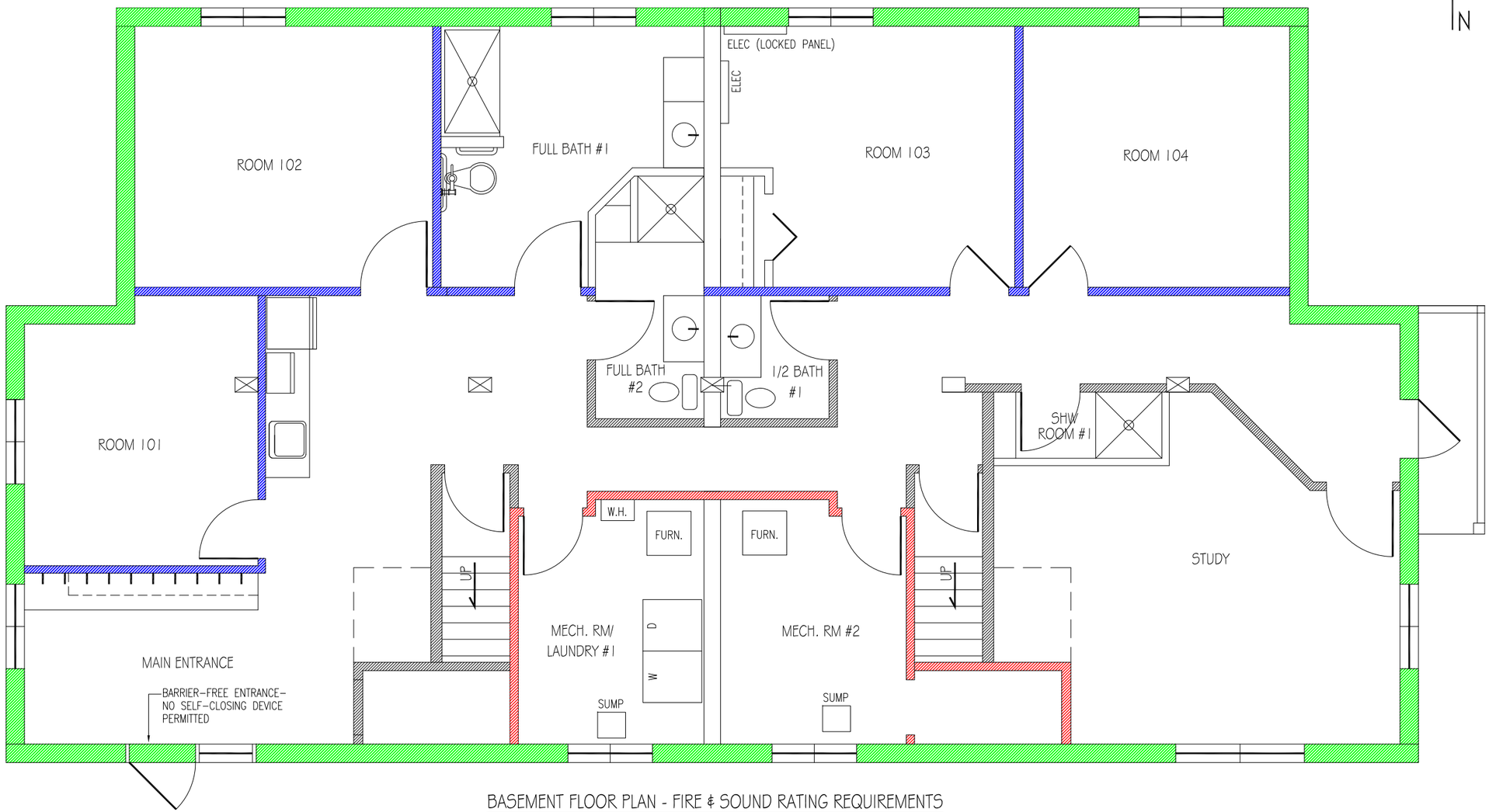
MAIN FLOOR RENOVATION PLAN
FILE: 2026–007
DATE: FEB. 7/2026

SHEET A6



BASEMENT FLOOR PLAN - FIRE & SOUND RATING REQUIREMENTS

SCALE: 3/16"= 1'-0"

WALL ASSEMBLY LEGEND:

EXISTING EXTERIOR WALLS:
ADD 1 LAYER OF 5/8" TYPE X ON INTERIOR OF WALL.
(ONLY REQ'D IF WALL IS MODIFIED)

STC RATING: 48 FRR 45 MINUTES
W3b TABLE 9.10.3.1-A
1 LAYER 5/8" TYPE X
2 X 4 STUDS @24" O.C.
3 1/2" FIBERGLASS INSULATION
RESILIENT CHANNEL @24" O.C.
1 LAYER OF 5/8" TYPE X

1 HOUR FRR:
1 LAYER 5/8" TYPE X ON BOTH SIDES OF WALL
2 LAYERS 5/8" TYPE X ON CEILING IN THE MECHANICAL ROOMS

45 MINUTE FRR:
1 LAYER 5/8" TYPE X BOTH SIDES OF WALL

CEILING IN BASEMENT FRR 45 MINUTES
6" BATT INSULATION
RESILIENT CHANNEL @24" O.C.
1 LAYER OF 5/8" TYPE X

MECHANICAL ROOM DOOR: 45 MIN. FRR
ALL OTHER DOORS: 20 MIN. FRR

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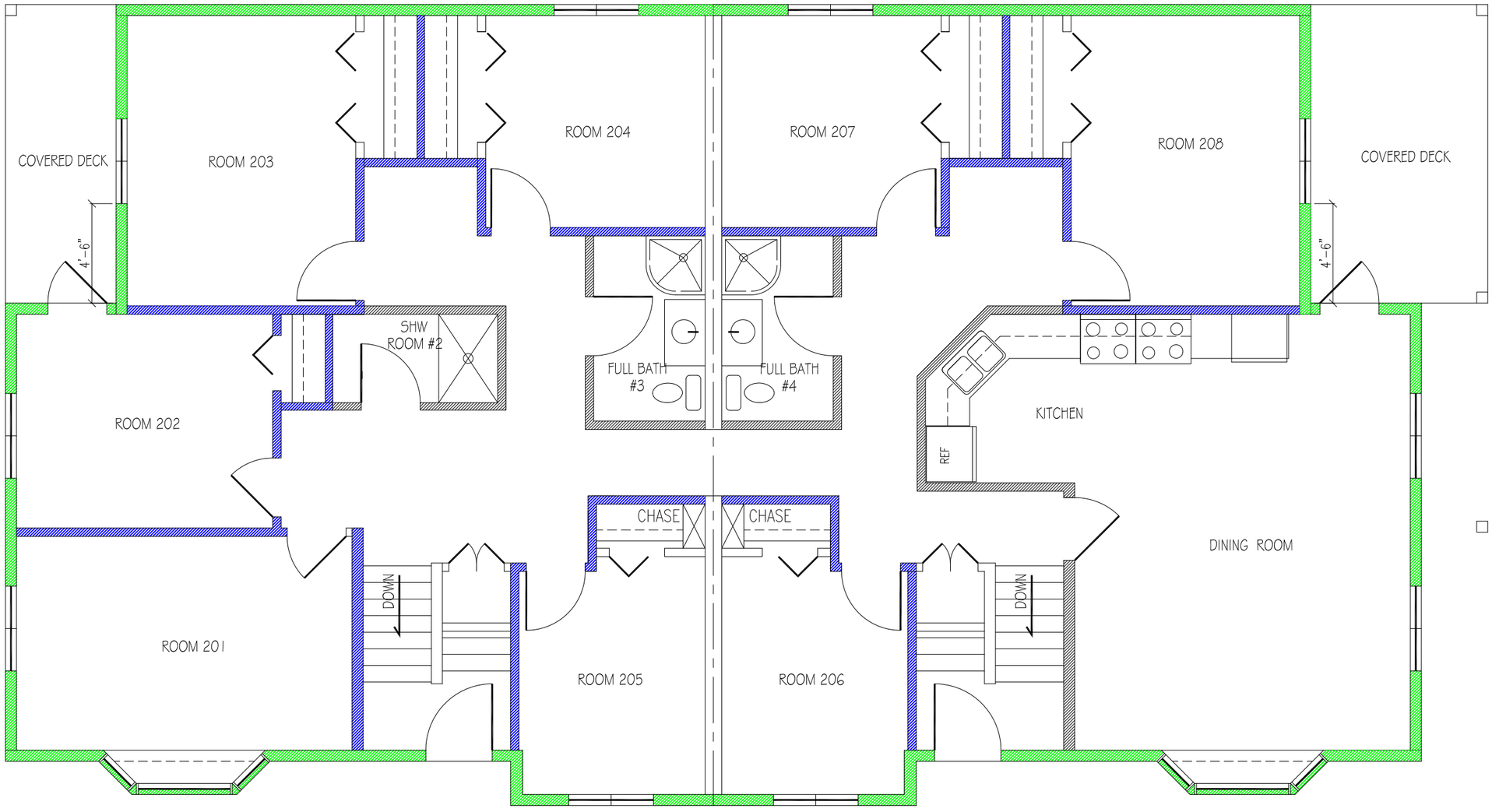
CONSULTANTS:

GREAT PLAINS COLLEGE PROPOSED RESIDENCE
BASEMENT FLOOR PLAN FIRE & SOUND RATING
FILE: 2026-007 DATE: FEB. 7/2026

SHEET A7



MAIN FLOOR PLAN - FIRE & SOUND RATING REQUIREMENTS

SCALE: 3/16"= 1'-0"

WALL ASSEMBLY LEGEND:

EXISTING EXTERIOR WALLS:
ADD 1 LAYER OF 5/8" TYPE X ON INTERIOR OF WALL.
(ONLY REQ'D IF WALL IS MODIFIED)

STC RATING: 48 FRR 45 MINUTES
W3b TABLE 9.10.3.1-A
1 LAYER 5/8" TYPE X
2 X 4 STUDS @24" O.C.
3 1/2" FIBERGLASS INSULATION
RESILIENT CHANNEL @24" O.C.
1 LAYER OF 5/8" TYPE X

45 MINUTE FRR:
1 LAYER 5/8" TYPE X BOTH SIDES OF WALL

CEILING ON MAIN FLOOR REQUIRES: 45 MIN FRR
1 LAYER OF 5/8" TYPE X

ALL MAIN FLOOR DOORS: 20 MIN. FRR

SOFFIT PROTECTION IS REQUIRED ON THE NORTH SIDE;
VENTED SOFFIT IS NOT PERMITTED IN THESE LOCATIONS.

FIRE ALARM SYSTEM IS REQUIRED.
FIRE DAMPERS ARE REQUIRED WHERE DUCTS PENETRATE FIRE SEPARATIONS –
IT IS THE MECHANICAL SUPPLIER'S RESPONSIBILITY TO ENSURE THESE ARE INCLUDED.

9.9.10.1 (2) a) WINDOWS MUST PROVIDE AN UNOBSTRUCTED OPENING
OF 0.35m² WITH NO DIMENSION LESS THAN 380 mm.

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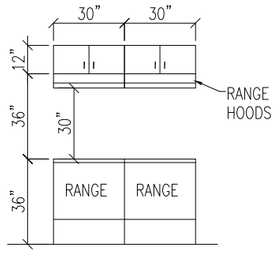
CONSULTANTS:

GREAT PLAINS COLLEGE PROPOSED RESIDENCE
MAIN FLOOR PLAN FIRE & SOUND RATING
FILE: 2026-007 DATE: FEB. 7/2026

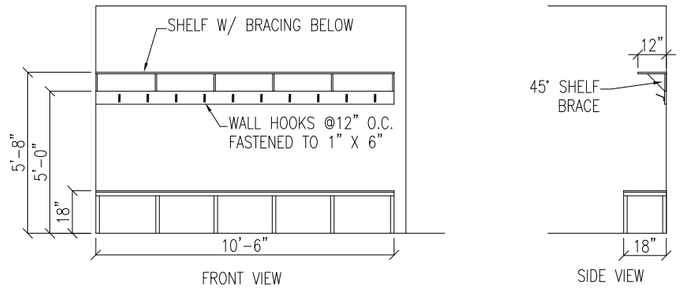
SHEET
A8



CABINETS CONSTRUCTED OF
MDF MELAMINE COATED

CABINET DETAIL 1/A9

SCALE: 3/16"= 1'-0"



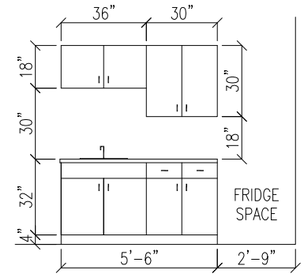
FRONT VIEW

SIDE VIEW

BENCH & SHELF W/ BRACES
CONSTRUCTED OF
5/8" MDF MELAMINE FINISH

ENTRY BENCH / SHELF 2/A9

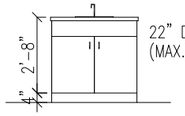
SCALE: 3/16"= 1'-0"



CABINETS CONSTRUCTED OF
MDF MELAMINE COATED;
LAMINATE COUNTERTOP
COLOR BY OWNER
FRIDGE & MICROWAVE BY OWNER

KITCHENETTE DETAIL 3/A9

SCALE: 3/16"= 1'-0"

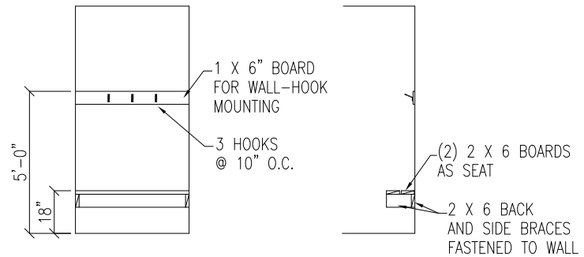


22" DEEP
(MAX.)

VANITY CONSTRUCTED OF
MDF MELAMINE COATED;
LAMINATE COUNTERTOP
COLOR BY OWNER

TYPICAL VANITY DETAIL 4/A9

SCALE: 3/16"= 1'-0"

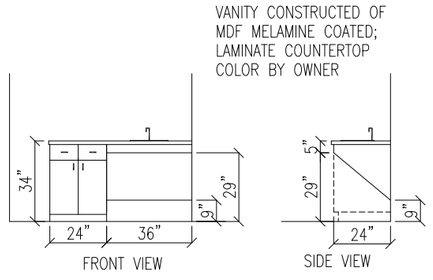


FRONT VIEW

SIDE VIEW

TYPICAL SHOWER BENCH DETAIL 5/A9

SCALE: 3/16"= 1'-0"



FRONT VIEW

SIDE VIEW

BARRIER FREE SINK DETAIL 6/A9

SCALE: 3/16"= 1'-0"

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CONSULTANTS:

GREAT PLAINS COLLEGE PROPOSED RESIDENCE

MILLWORK DETAILS

FILE: 2026-007

DATE: FEB. 7/2026

SHEET
A9

PLUMBING FIXTURE SCHEDULE			
FIXTURE	MODEL NUMBER	ROOM TITLE	COLOR / FINISH
FAUCET			
LOFTUS SINGLE HANDLE PULL–DOWN KITCHEN FAUCET	PFXC4027	KITCHENETTE	CHROME
DELTA LAVATORY FAUCET	537–TP–DST	FULL BATHS 1, 2, 3, 4	CHROME
DELTA TUB/SHOWER FAUCET TRIM	TAP T13020 SHOWER HEAD RP38357	FULL BATHS 1, 2, 3, 4 SHOWER ROOMS 1, 2	CHROME CHROME
SINK			
KINDRED SINGLE BOWL SINK 1 HOLE IN CENTER	QSL2020/8/1	KITCHENETTE	STAINLESS STEEL
PROFLO DROP–IN LAVATORY	PF20174	FULL BATHS 1, 2, 3, 4	WHITE
DRAIN			
RIOBEL DRAIN	DB150	FULL BATHS 1, 2, 3, 4	CHROME
TOILET			
PROFLO TWO–PIECE ELONGATED BOWL TOILET 12" ROUGH–IN TANK – RIGHT HAND ELONGATED, COMFORT HEIGHT BOWL	 PF5112WHM PF5112RWHM PF1402TWH	FULL BATHS 1, 2, 3, 4	 WHITE WHITE
SHOWER & SHOWER DOOR			
BATHCOVE SHOWER MAAX MANHATTAN 6mm PIVOT DOOR FOR ALCOVE INSTALLATION	3620 138262–900–084–100	FULL BATH 2 & SHOWER RM 1	WHITE
ALLIA SH–4834 ACRYLIC ALCOVE ONE PIECE SHOWER KAMELEON 40–44x71 6mm BYPASS DOOR FOR ALCOVE INSTALLATION	107005–000–001–000 134562–900–084–000	SHOWER RM 2	WHITE
MAAX NEO–ROUND BASE 32.3 IN 32x32 ACRYLIC CORNER LEFT OR RIGHT W/ CORNER DRAIN RADIA NEO–ROUND 32x32x71 1/2 IN 6mm SLIDING DOOR FOR CORNER INSTALLATION; CLEAR GLASS 32x72 IN ACRYLIC DIRECT–TO–STUD TWO–PIECE WALL KIT	101426–000–001–000 137443–900–084–000 105063–000–001–000	FULL BATH 3 & 4	WHITE CHROME WHITE
SS3260 ACRYLIX ALCOVE ONE PIECE SHOWER 6mm BYPASS SHOWER DOOR FOR ALCOVE INSTALLATION	107106–000–002–001 139350–900–084–000	FULL BATH 1	WHITE
GRAB BAR			
PFGB SERIES GRAB BAR	PFGB18SF2	FULL BATH 1	CHROME

DOOR HARDWARE SCHEDULE	
HARDWARE	COLOR / FINISH
ENTRANCE DOORS	
WEISER ELEMENTS HOLLIS EXTERIOR DOOR HANDLE/DEADBOLT COMBO , ANSI/BHMA GRADE 1, STOREROOM FUNCTION (KEYED OUTSIDE, INSIDE ALWAYS FREE EGRESS) PROVIDE HEAVY–DUTY SURFACE–MOUNTED DOOR CLOSER, WEATHER–RESISTANT STRIKE, AND REQUIRED EXTERIOR WEATHERSTRIPPING.	SATIN NICKEL
BEDROOM & MECHANICAL ROOM DOORS	
WEISER ELEMENTS HOLLIS EXTERIOR DOOR HANDLE/ENTRY DOOR LOCK WITH KEY OR EQUIVALENT, TO BE APPROVED BY CLIENT HINGE 114mm X 102mm, 3 PER DOOR, FLOOR MOUNT DOOR STOP	SATIN NICKEL
BATHROOM DOORS	
WEISER HALIFAX BED/BATH PRIVACY INTERIOR DOOR HANDLE OR EQUIVALENT, TO BE APPROVED BY CLIENT	SATIN NICKEL
PASSAGE DOORS	
WEISER ELEMENTS HOLLIS HALL/CLOSET PASSAGE INTERIOR DOOR HANDLE OR EQUIVALENT, TO BE APPROVED BY CLIENT	SATIN NICKEL
BARRIER FREE EXIT DOOR	
SARGENT 8800 SERIES, PUSH–PAD EXIT DEVICE, LEVER TRIM GRADE 1, ADA COMPLIANT, PANIC HARDWARE (KEYED OUTSIDE, INSIDE ALWAYS FREE EGRESS)	SATIN NICKEL

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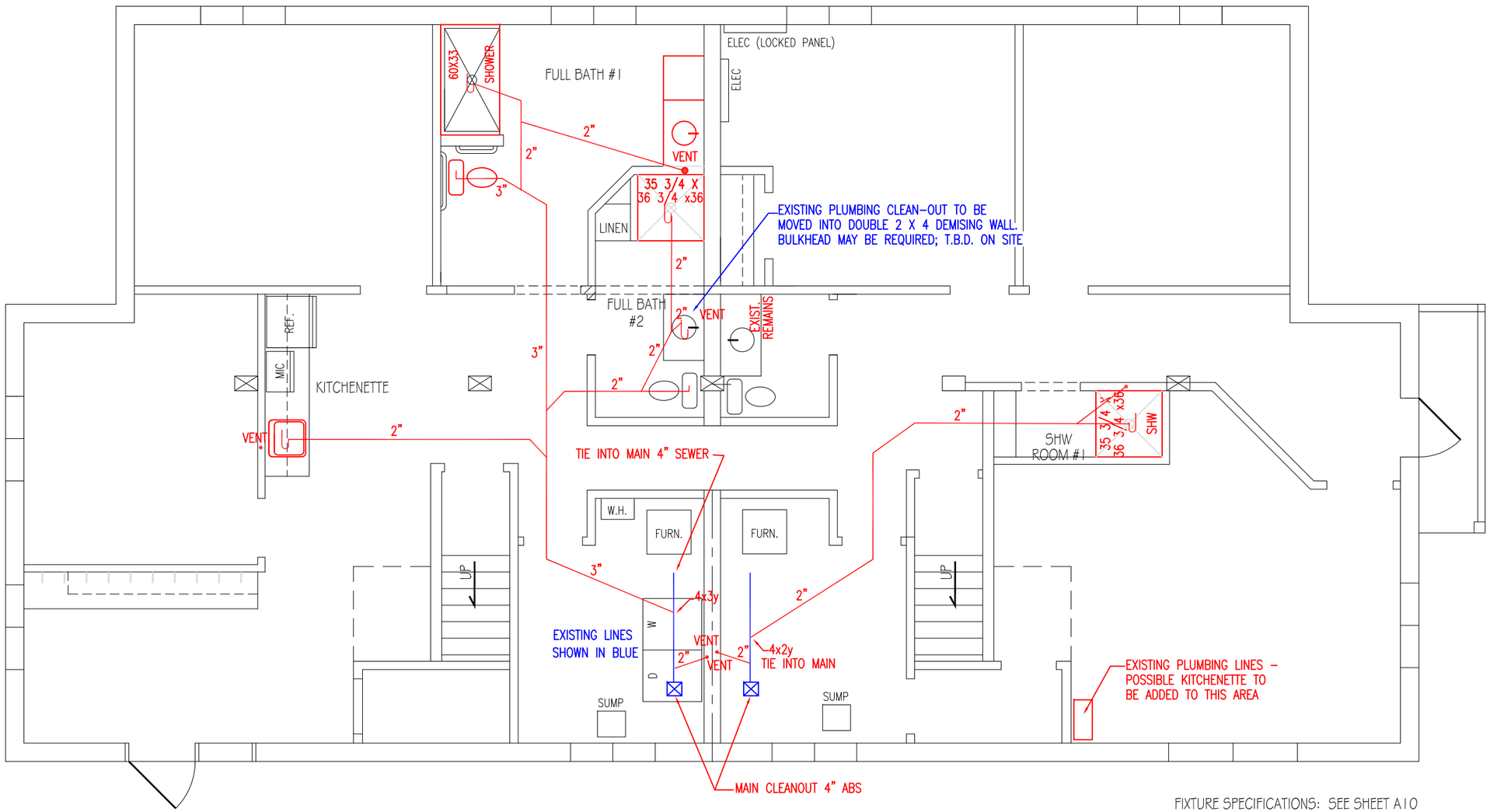
FIXTURE AND HARDWARE SCHEDULE

FILE: 2026–007 DATE: FEB. 7/2026

SHEET
A10



BASEMENT MECHANICAL PLAN

SCALE: 3/16"= 1'-0"

FIXTURE SPECIFICATIONS: SEE SHEET A10

ALL LINES SHOWN IN RED REPRESENT TRENCHED LINES. REQUIRE CONCRETE REMOVAL AND REPLACEMENT

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CONSULTANTS:

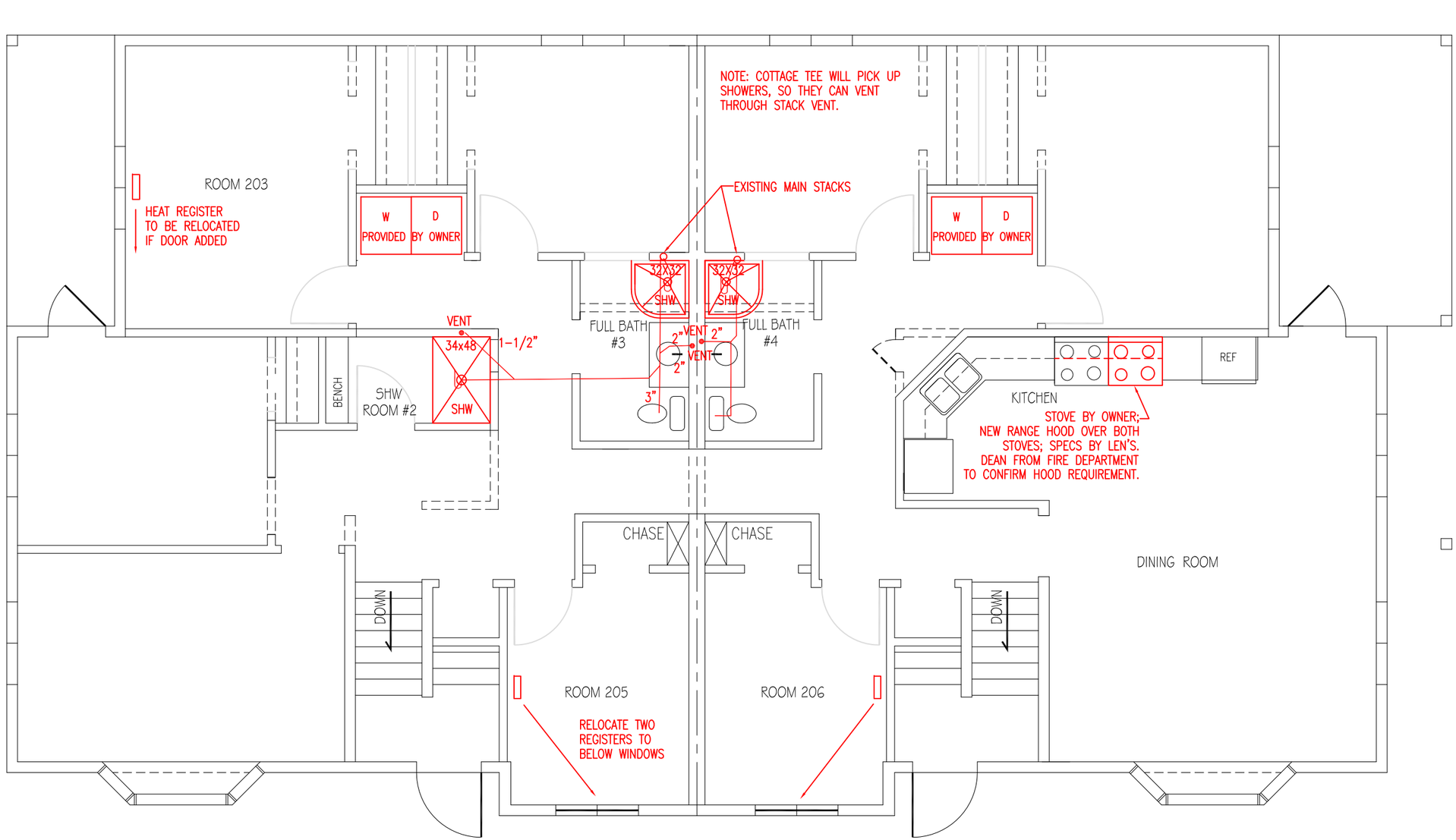
GREAT PLAINS COLLEGE PROPOSED RESIDENCE

MECHANICAL

DATE: FEB. 13/2026

FILE: 2026-007

SHEET
M1



FIXTURE SPECIFICATIONS: SEE SHEET A10

MAIN FLOOR MECHANICAL PLAN

SCALE: 3/16"= 1'-0"

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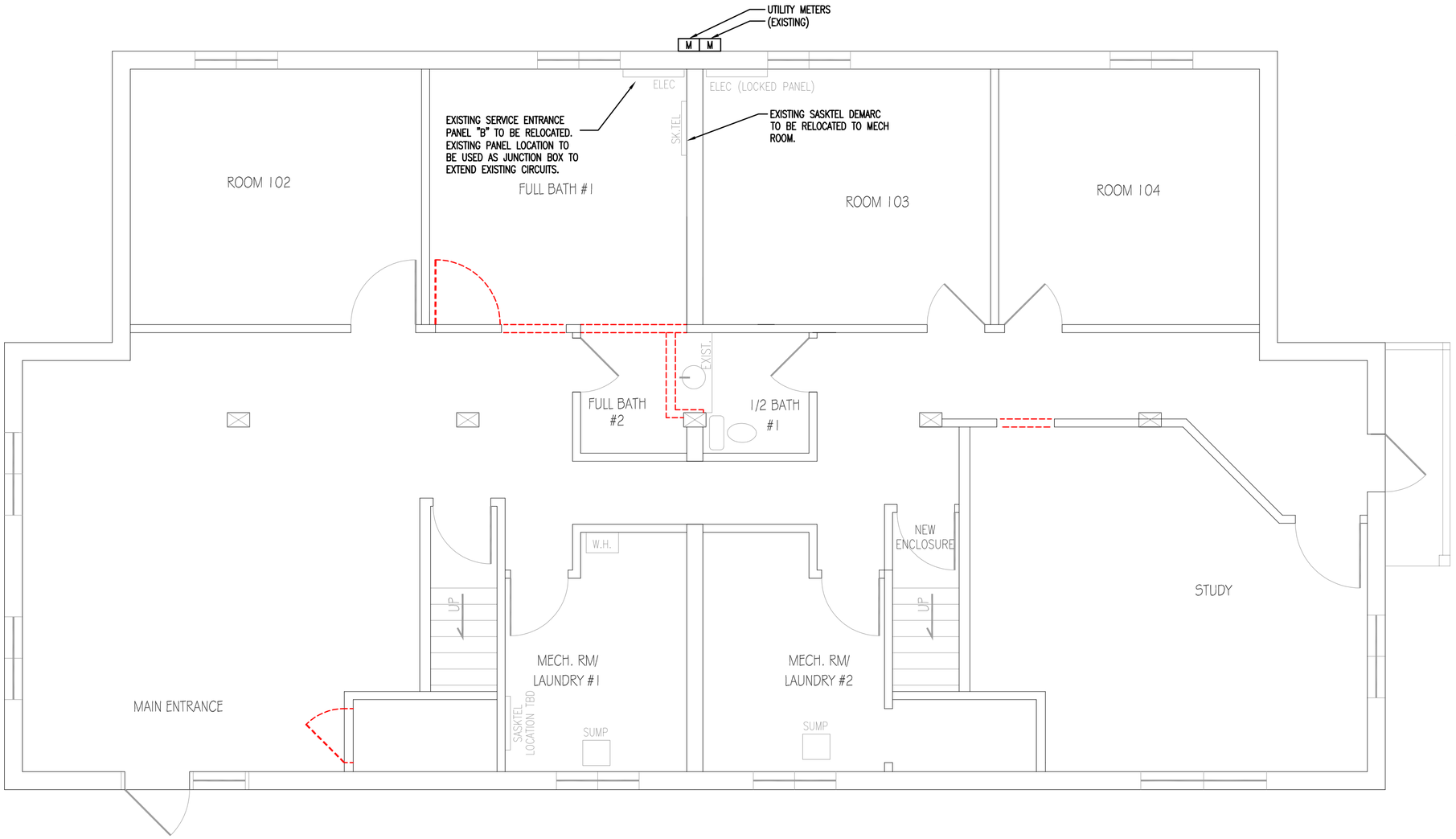
CONSULTANTS:

GREAT PLAINS COLLEGE PROPOSED RESIDENCE
MECHANICAL
FILE: 2026-007
DATE: FEB. 13/2026

SHEET M2



1 / E1.1 EXISTING / DEMO BASEMENT ELECTRICAL PLAN

1/4" = 1'-0"

DEMO NOTES:

1. COORDINATE WITH UTILITIES (SASKPOWER,, SASKTEL) FOR SCHEDULED SERVICE DISCONNECTION AND RECONNECTION FOR SERVICES THAT ARE BEING RELOCATED.
2. ENSURE NEW SERVICE CONDUCTOR DOES NOT EXCEED A LENGTH OF 6 CONDUIT METERS INSIDE THE BUILDING.
3. RELOCATE THE GROUNDING ELECTRODE CONDUCTOR TO THE NEW SERVICE ENTRANCE PANEL LOCATION.
4. VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF DEMOLITION. REMOVE ALL ELECTRICAL DEVICES, CONDUITS, AND WIRING IN WALLS DESIGNATED FOR DEMOLITION. REFEED ANY EXISTING DEVICES THAT ARE TO REMAIN THAT HAVE LOST THEIR POWER SOURCE DUE TO DEMO.

PWA ENGINEERING
CONSULTING ELECTRICAL ENGINEERS
2525 WENTZ AVENUE TELEPHONE - (306) 244-6371
SASKATOON, SK S7K 2K9

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	26/02/24

Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
PWA Engineering (2013) Ltd.
Number C0033
Permission to Consult held by:

Discipline	Sk. Reg. No.	Signature
ELECTRICAL	12318	
ELECTRICAL	12662	

PROFESSIONAL ENGINEER
A.R. SHERWOOD
MEMBER 12662
2026-02-24
YR. MN. DAY
SASKATCHEWAN

PROJECT

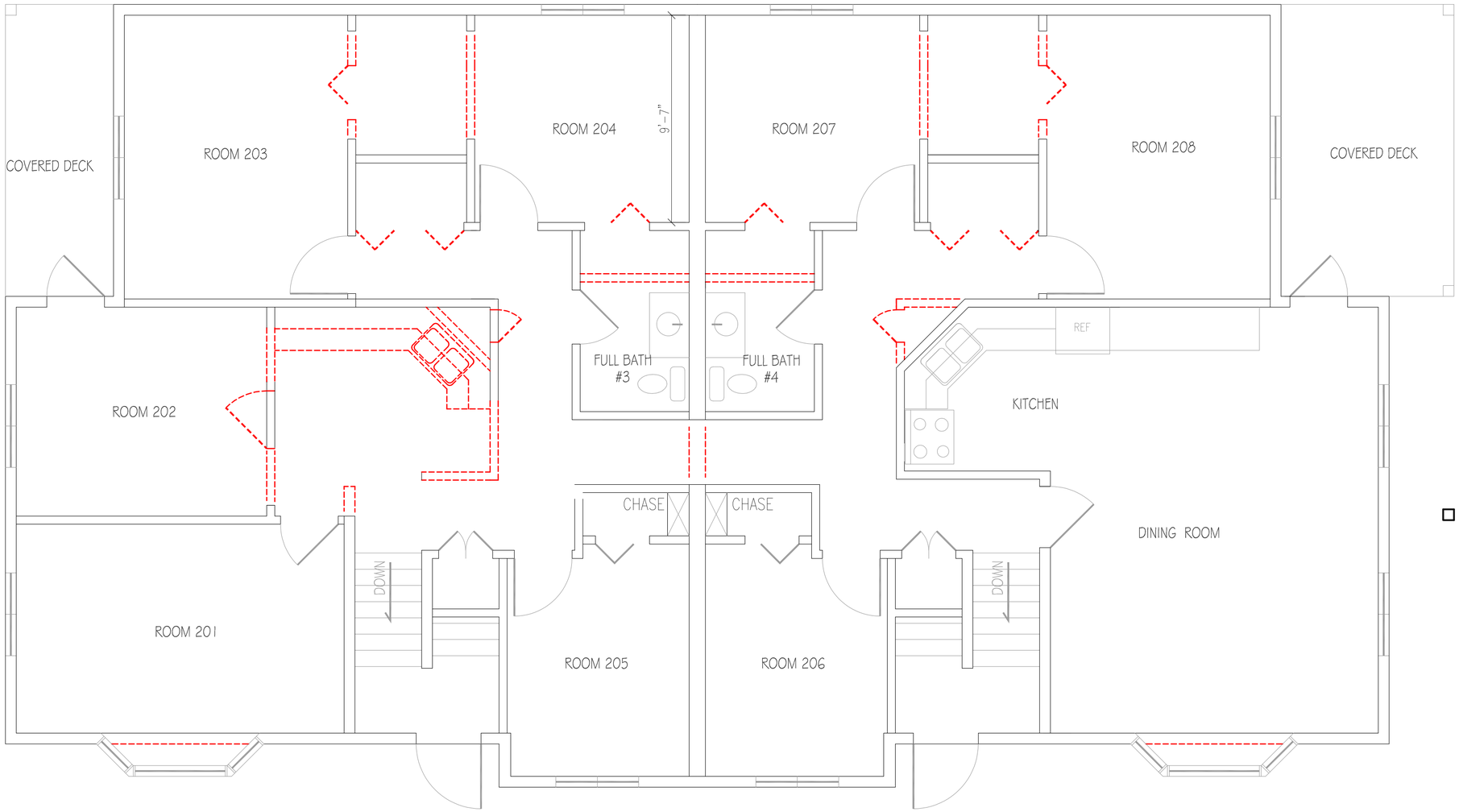
GREAT PLAINS COLLEGE
PROPOSED RESIDENCE

DRAWING

EXISTING / DEMO BASEMENT ELECTRICAL PLAN

DRAWN	TK
CHECKED	BJB
FILE	26-014
DATE	2026/02/24
SCALE	AS SHOWN
DRAWING NO.	E1.1

18x24 CADFILE NO. PWA#26-014 E1.1



1 / E1.2 EXISTING / DEMO MAIN FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

DEMO NOTES:

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF DEMOLITION. REMOVE ALL ELECTRICAL DEVICES, CONDUITS, AND WIRING IN WALLS DESIGNATED FOR DEMOLITION. REFEED ANY EXISTING DEVICES THAT HAVE LOST THEIR POWER DUE SOURCE TO THE DEMO.

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2026-02-24
YR. MN. DAY
SASKATCHEWAN

PROJECT

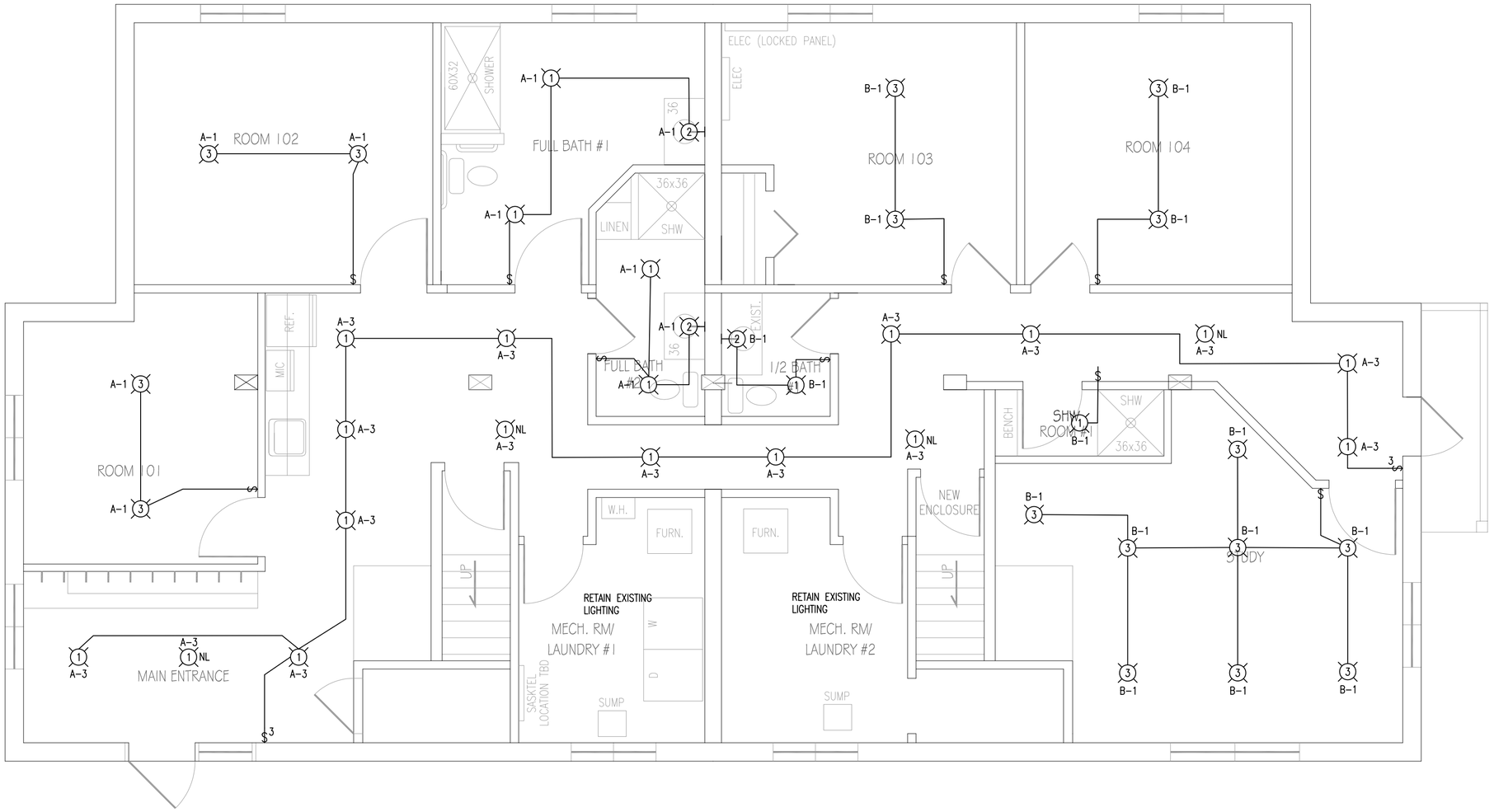
GREAT PLAINS COLLEGE
PROPOSED RESIDENCE

DRAWING

EXISTING / DEMO MAIN FLOOR ELECTRICAL PLAN

DRAWN	TK
CHECKED	BJB
FILE	26-014
DATE	2026/02/24
SCALE	AS SHOWN
DRAWING NO.	E1.2

18x24 CADFILE NO. PWA26-014 E1.2



1 NEW BASEMENT LIGHTING PLAN
E2.1 1/4" = 1'-0"

FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOGUE NO.	MOUNTING	WATTAGE	LUMENS	COLOUR TEMP	NOTES
1	JUNO	JSF 5IN 070 SWW5 90CRI 120FRPC WH	SURFACE	9.2	814	3000	
2	LITHONIA	FMVCCLS 24IN MVOLT 30K 90CRI BN	WALL	18.2	1690	3000	
3	JUNO	JSF 11IN 18LM SWW5 90CRI 120FRPC WH	SURFACE	14.5	1393	3000	

NOTES:
1. ALL LIGHT FIXTURES INSTALLED IN THE 45 MIN RATED BASEMENT CEILING TO BE PROTECTED BY A FIRE-RATED ENCLOSURE

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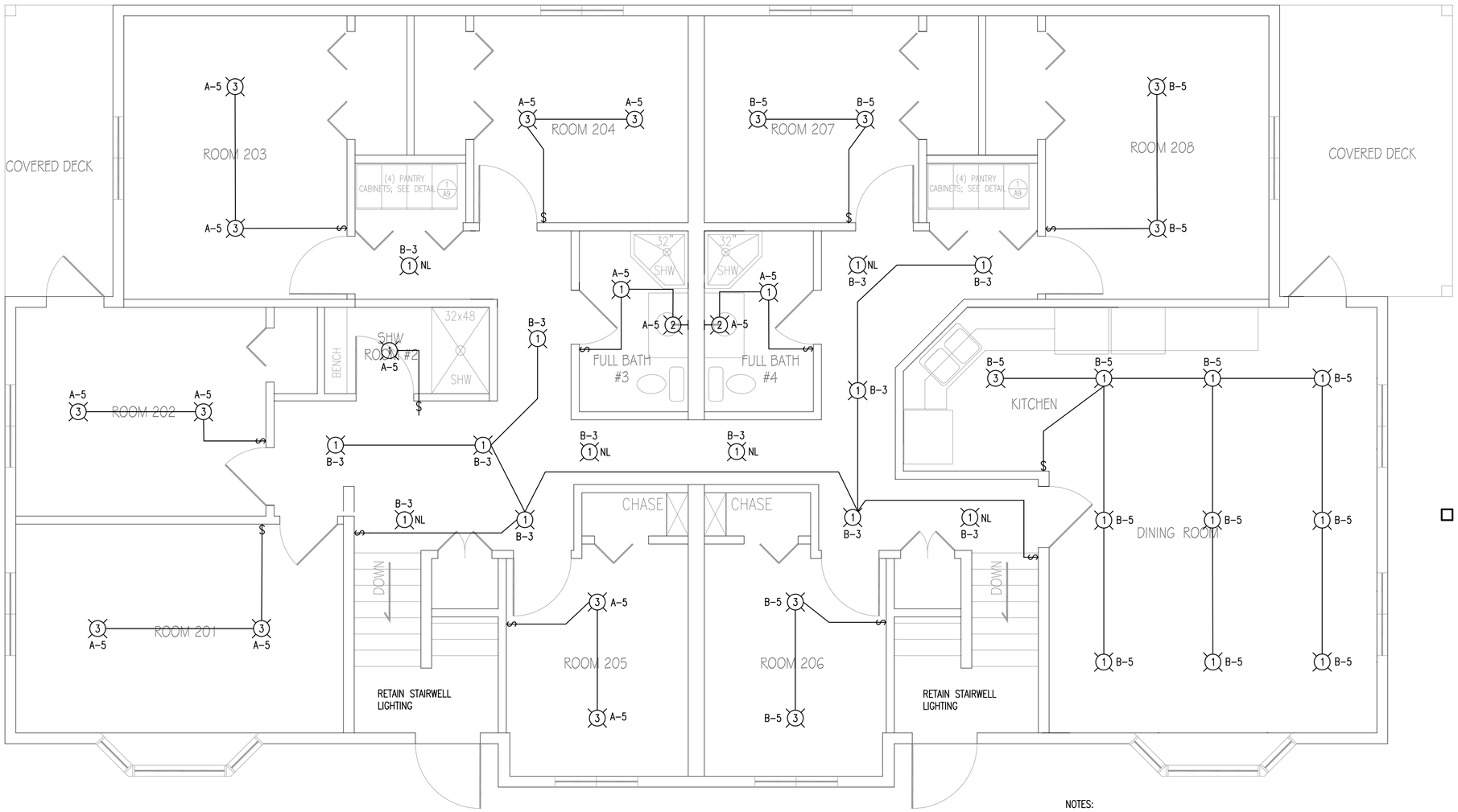
GREAT PLAINS COLLEGE
PROPOSED RESIDENCE

DRAWING
NEW BASEMENT LIGHTING PLAN

DRAWN	TK
CHECKED	BJB
FILE	26-014
DATE	2026/02/24
SCALE	AS SHOWN
DRAWING NO.	E2.1

18x24 CADFILE NO. PWA#26-014 E2.1



NOTES:

1. RETAIN EXISTING EXTERIOR LIGHTING

1 / E2.2 NEW MAIN FLOOR LIGHTING PLAN
1/4" = 1'-0"

FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOGUE NO.	MOUNTING	WATTAGE	LUMENS	COLOUR TEMP	NOTES
1	JUNO	JSF 5IN 070 SIWW5 90CRI 120FRPC WH	SURFACE	9.2	814	3000	
2	LITHONIA	FMVCCLS 24IN MVOLT 30K 90CRI BN	WALL	18.2	1690	3000	
3	JUNO	JSF 11IN 18LM SWW5 90CRI 120FRPC WH	SURFACE	14.5	1393	3000	

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2026-02-24
YR. MN. DAY
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PROJECT

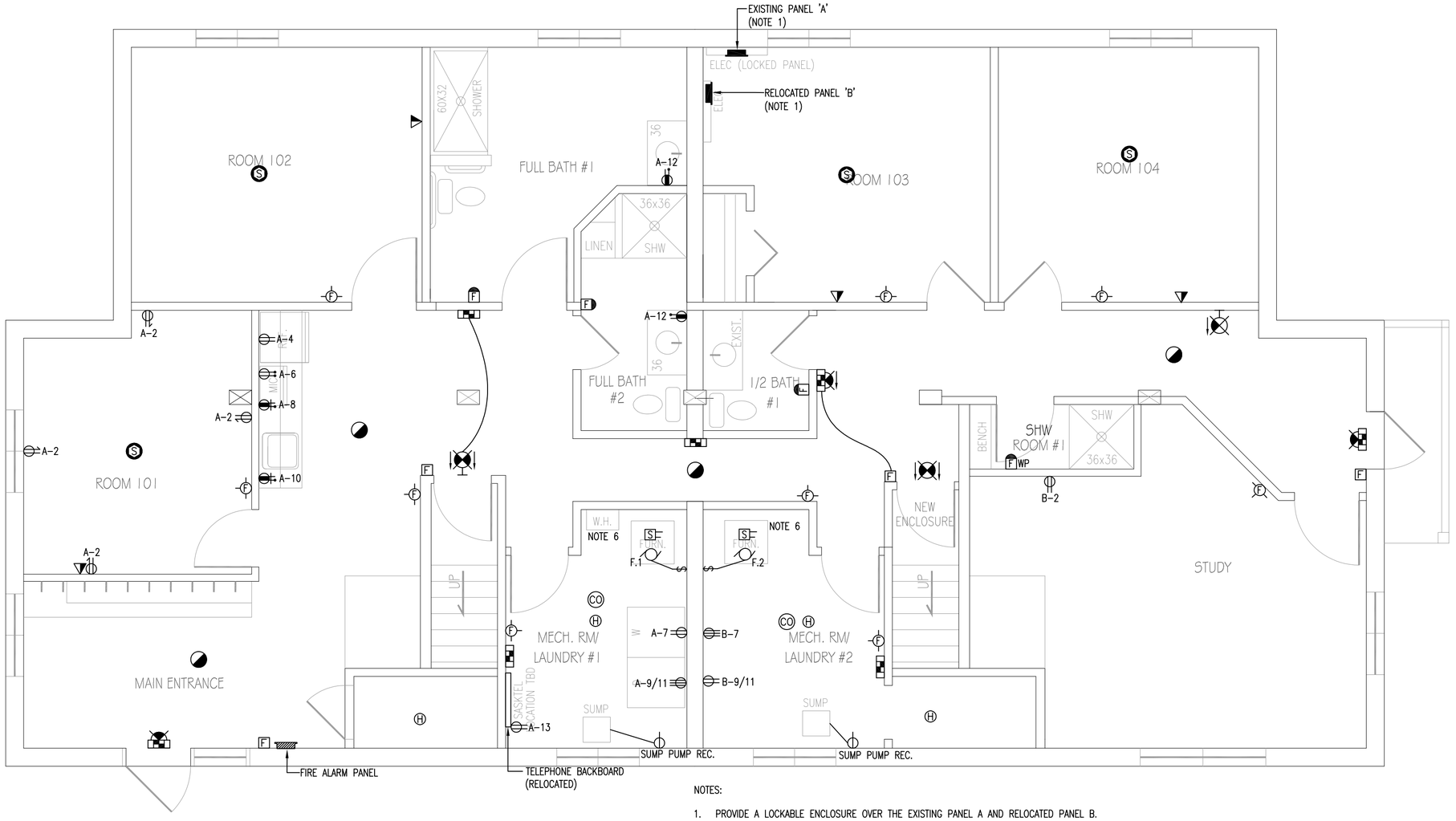
GREAT PLAINS COLLEGE
PROPOSED RESIDENCE

DRAWING

NEW MAIN FLOOR
LIGHTING PLAN

DRAWN	TK
CHECKED	BJB
FILE	26-014
DATE	2026/02/24
SCALE	AS SHOWN
DRAWING NO.	E2.2

18x24 CADFILE NO. PWA#26-014 E2.2



NOTES:

1. PROVIDE A LOCKABLE ENCLOSURE OVER THE EXISTING PANEL A AND RELOCATED PANEL B.
2. CIRCUIT THE COMBINATION EMERGENCY/EXT LIGHTS WITH THE CORRESPONDING ROOM LIGHTING CIRCUIT. CIRCUIT THE EXIT SIGNS ON A SEPARATE CIRCUIT (ONE EXIT SIGN CIRCUIT PER FLOOR)
3. RUN THE CAT6 COMMUNICATION LINES FROM EACH STRUCTURED WIRING OUTLET TO THE TELEPHONE BACKBOARD IN THE MECHANICAL ROOM.
4. ALL 15A AND 20A 120V RECEPTACLES INSTALLED IN RESIDENT ROOMS AND COMMON AREAS TO BE TAMPER RESISTANT.
5. ALL BRANCH CIRCUITS RATED AT 15A OR 20A SUPPLYING 125V RECEPTACLES SHALL BE PROVIDED WITH ARC-FAULT PROTECTION IN ACCORDANCE WITH CEC 26-658.
6. PROVIDE DUCT TYPE SMOKE DETECTOR IN SUPPLY DUCT OF EACH FURNACE. PROVIDE CONTROL MODULE TO SHUT DOWN FURNACE UPON DETECTOR ACTIVATION.
7. PROVIDE POWER AND WIRING FOR AUTOMATIC DOOR OPERATORS WHERE INDICATED ON DOOR HARDWARE SCHEDULE.

1 / E3.1 NEW BASEMENT POWER & SYSTEMS PLAN

1/4" = 1'-0"

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2026-02-24
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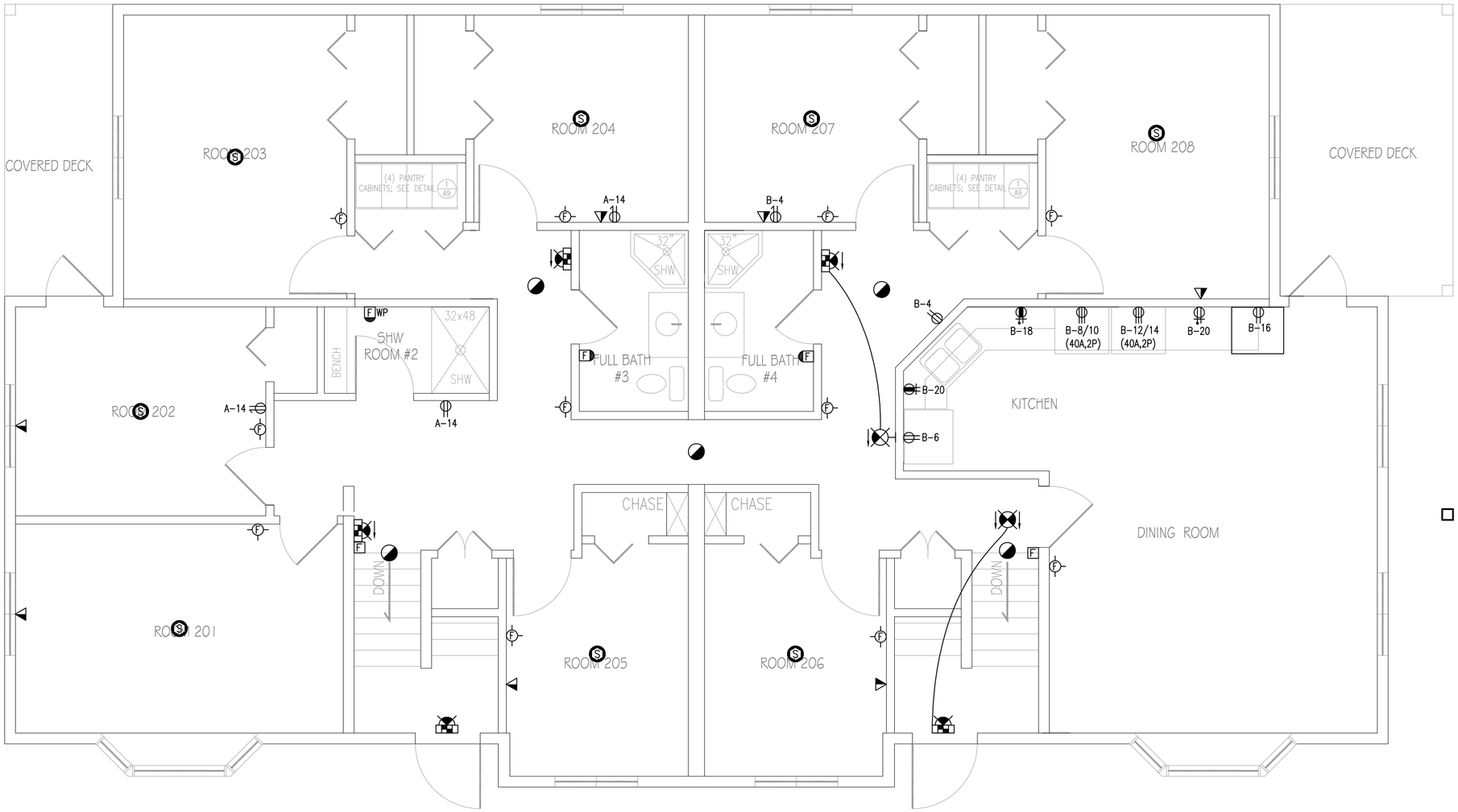
PROJECT
GREAT PLAINS COLLEGE
PROPOSED RESIDENCE

DRAWING
NEW BASEMENT
POWER & SYSTEMS PLAN

DRAWN	TK
CHECKED	BJB
FILE	26-014
DATE	2026/02/24
SCALE	AS SHOWN
DRAWING NO.	E3.1

18x24 CADFILE NO. PWA#26-014 E2.1



NOTES:

1. CIRCUIT THE EXIT LIGHTS WITH THE CORRESPONDING ROOM LIGHTING CIRCUIT. CIRCUIT THE EXIT SIGNS ON A SEPARATE EXIT SIGN CIRCUIT (ONE EXIT SIGN CIRCUIT PER FLOOR).
2. RUN THE CAT6 COMMUNICATION LINES FROM EACH STRUCTURED WIRING OUTLET TO THE TELEPHONE BACKBOARD IN THE MECHANICAL ROOM.
3. ALL 15A AND 20A 120V RECEPTACLES INSTALLED IN RESIDENT ROOMS AND COMMON AREAS TO BE TAMPER RESISTANT.
4. ALL BRANCH CIRCUITS RATED AT 15A OR 20A SUPPLYING 125V RECEPTACLES SHALL BE PROVIDED WITH ARC-FAULT PROTECTION IN ACCORDANCE WITH CEC 26-658.

1 / E3.2 NEW MAIN FLOOR POWER & SYSTEMS PLAN

1/4" = 1'-0"

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GREAT PLAINS COLLEGE
PROPOSED RESIDENCE

DRAWING

NEW MAIN FLOOR
POWER & SYSTEMS PLAN

DRAWN	TK
CHECKED	BJB
FILE	26-014
DATE	2026/02/24
SCALE	AS SHOWN
DRAWING NO.	E3.2

18x24 CADFILE NO. PWA#26-014 E2.1

DIVISION 26, 27, & 28 GENERAL REQUIREMENTS

1.1. GENERAL

1.1.1. ALL INSTALLATIONS ARE TO COMPLY WITH THE CANADIAN ELECTRICAL CODE, THE NATIONAL BUILDING CODE, THE NATIONAL FIRE CODE, THE NATIONAL ENERGY CODE, OTHER RELEVANT INDUSTRY STANDARDS, AND THE REQUIREMENTS OF THE LOCAL INSPECTION AUTHORITY HAVING JURISDICTION.
1.1.2. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES.
1.1.3. SUBMIT TO THE LOCAL INSPECTION DEPARTMENT THE REQUIRED NUMBER OF DRAWING SETS. INCLUDE IN THIS TENDER ALL COSTS FOR DRAWING PRINTS, PLAN REVIEWS, PERMIT COSTS, AND SURVEYS.
1.1.4. NOTIFY THE ENGINEER OF ANY CHANGES REQUESTED BY THE LOCAL INSPECTION AUTHORITY HAVING JURISDICTION PRIOR TO MAKING SAID CHANGES.
1.1.5. THE WORD "PROVIDE" REFERS TO THE SUPPLY, DELIVERY, AND INSTALLATION OF DEVICE OR EQUIPMENT REFERENCED TO THE LEVEL REQUIRED TO BE COMPLETE AND OPERATIONAL.
1.1.6. EXAMINE THE SITE PRIOR TO SUBMITTING TENDER. NO EXTRAS WILL BE GRANTED FOR WORK THAT WOULD HAVE BEEN EVIDENT UPON A THOROUGH INVESTIGATION OF THE SITE.
1.1.7. REFERENCES:
1.1.7.1. CANADIAN STANDARDS ASSOCIATION (CSA): CSA C22.1, CANADIAN ELECTRICAL CODE, PART 1, SAFETY STANDARD FOR ELECTRICAL INSTALLATIONS.
1.1.8. ABBREVIATIONS:
1.1.8.1. NEMA – NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
1.1.8.2. ULC – UNDERWRITERS LABORATORIES OF CANADA
1.1.8.3. EEMAC – ELECTRICAL EQUIPMENT MANUFACTURER'S ASSOCIATION OF CANADA
1.1.8.4. CEMA – CANADIAN ELECTRICAL MANUFACTURER'S ASSOCIATION
1.1.8.5. NBC – NATIONAL BUILDING CODE
1.1.8.6. NECB – NATIONAL ENERGY CODE OF CANADA FOR BUILDINGS

1.2. SELECTIVE DEMOLITION

1.2.1. REMOVE COMPONENT AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY GENERAL CONTRACTOR AND MECHANICAL WORK.
1.2.2. ANY EXISTING CONDUIT AND WIRING WHICH FEEDS EXISTING EQUIPMENT TO REMAIN IN SERVICE SHALL BE MAINTAINED EITHER BY RELOCATION AND EXTENDING EXISTING CIRCUITS OR BY RUNNING NEW CIRCUITS AND WIRING.
1.2.3. RELOCATE AND REMOVE ALL ELECTRICAL FIXTURES AS SHOWN AND REMOVE ALL OUTLETS ON WALLS WHICH ARE TO BE DEMOLISHED.
1.2.4. MAINTAIN EXISTING SERVICES THROUGH ANY NECESSARY COMBINATION OF EXISTING, NEW, OR TEMPORARY CONDUITS, LIGHTING FIXTURES, CIRCUITS, PANELBOARDS, FEEDERS, TRANSFORMERS, AND SERVICE CONNECTIONS.
1.2.5. DEMOLISH TO THE EXTENT REQUIRED TO ACCOMMODATE THE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER.
1.2.6. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT INDICATED OR REQUIRED, TO THE APPROVAL OF THE ENGINEER AND AT NO COST TO THE OWNER.
1.2.7. REMOVE ALL DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE OWNER.
1.2.8. ALL SALVAGE MATERIAL SHALL BECOME THE PROPERTY OF THE OWNER AND SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNERS FOR FINAL TURNOVER TO THE OWNERS.
1.2.9. RUN ALL WIRING CONCEALED WHEREVER POSSIBLE. SURFACE WIRING IS ALLOWED IN MAINTENANCE BAY COLUMNS, EXISTING WALLS, AND BLOCK WALLS.

1.3. MATERIALS AND WORKMANSHIP

1.3.1. ALL ELECTRICAL EQUIPMENT, MATERIALS, AND SYSTEMS SPECIFIED AND SHOWN ON THE DRAWINGS SHALL BE CERTIFIED BY A STANDARDS DEVELOPMENT ORGANIZATION ACCREDITED WITH THE STANDARDS COUNCIL OF CANADA (SCC).
1.3.2. AT ALL TIMES DURING WORK IN PROGRESS, KEEP A COMPETENT FOREMAN AND TRADESMEN QUALIFIED FOR WORK IN THE PROVINCE OR TERRITORY OF THE PROJECT LOCATION. ALL WORKERS ON THE SITE ARE TO BE SATISFACTORY TO THE ENGINEER.
1.3.3. WHERE THE INTENT OF THE DRAWINGS OR SPECIFICATIONS IS NOT CLEAR, OBTAIN CLARIFICATION FROM THE ENGINEER. MAKE CORRECTIONS TO WORK PERFORMED CONTRARY TO THE INTENT OF THE DRAWINGS OR SPECIFICATIONS AND BARE ALL COSTS FOR MAKING SAID CORRECTIONS.
1.3.4. COORDINATE ALL WORK DESCRIBED BY THESE DRAWINGS AND SPECIFICATIONS WITH THAT OF OTHER TRADES WORKING ON THE SITE SO AS TO NOT HOLD UP THE PROGRESS OF OTHER TRADES.
1.3.5. MOUNTING HEIGHT OF EQUIPMENT IS FROM FINISHED FLOOR TO CENTRELINE OF EQUIPMENT UNLESS SPECIFIED OR INDICATED OTHERWISE. INSTALL ELECTRICAL EQUIPMENT AT THE FOLLOWING HEIGHTS UNLESS INDICATED OTHERWISE:
1.3.5.1. LOCAL SWITCHES: 1200 MM
1.3.5.2. WALL RECEPTACLES: GENERAL: 450 MM; ABOVE TOP OF CONTINUOUS BASEBOARD HEATER: 200 MM; ABOVE TOP OF COUNTERS OR COUNTER SPLASH BACKS: 100 MM; IN MECHANICAL ROOMS: 1400 MM
1.3.5.3. PANELBOARDS: AS REQUIRED BY CODE OR AS INDICATED;
1.3.5.4. COMMUNICATION OUTLETS: 450 MM
1.3.5.5. WALL MOUNTED TELEPHONE AND INTERPHONE OUTLETS: 450 MM
1.3.5.6. FIRE ALARM PULL STATIONS: 1100 MM
1.3.5.7. FIRE ALARM HORNS/BELLS: 2300 MM WHERE CEILINGS ALLOW OR NOT LESS THAN 150 MM FROM THE CEILING MEASURED FROM THE TOP EDGE OF THE ASSEMBLED DEVICE. CONFIRM WITH ARCHITECTURAL ELEVATIONS.
1.3.5.8. FIRE ALARM INSUITE AUDIBLE SIGNALLING APPLIANCE WITH INTEGRAL SILENCING MEANS: 1100 MM
1.3.5.9. EMERGENCY LIGHTING BATTERY AND REMOTE UNITS: 2300 MM, OR IN THE CASE OF A LOW CEILING, WITHIN 300 MM OF CEILING
1.3.5.10. EXIT SIGNS (WALL MOUNTED): 450 MM ABOVE TOP OF DOOR FRAME

1.4. CUTTING, PATCHING, EXCAVATION & BACKFILLING

1.4.1. CONTRACTOR TO BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND ASSOCIATED COSTS RELATED TO THE WORK OF THIS CONTRACT.
1.4.2. SEAL ALL PENETRATIONS OF FIRE RATED ASSEMBLIES WITH AN APPROVED FIRE STOP CAULKING OR SEALANT.

1.5. SUBMITTALS

1.5.1. SUBMIT SHOP DRAWINGS TO CONSULTANT FOR REVIEW. DO NOT PROCEED WITH WORK AFFECTED BY SUBMITTAL UNTIL REVIEW IS COMPLETE.
1.5.2. SHOP DRAWINGS SHALL CLEARLY INDICATE DETAILS OF MATERIALS FABRICATION, LAYOUT, DIMENSIONS, CAPACITIES, PERFORMANCE CHARACTERISTICS, CERTIFICATION STANDARDS, WEIGHT, WIRING DIAGRAMS, AND OTHER PERTINENT INFORMATION.
1.5.3. PROVIDE RECORD DRAWINGS TO THE OWNER AT COMPLETION OF WORK. MAINTAIN A DAILY RECORD OF REVISIONS AND ADDITIONS TO THE ORIGINAL WORK. MARK RECORD DRAWINGS NEATLY IN A COLOUR OTHER THAN GREY PENCIL.
1.5.4. AT THE END OF PROJECT, PROVIDE THE OWNER WITH AN OPERATIONS AND MAINTENANCE MANUAL WHICH SHALL INCLUDE: – INDEX OF CONTENTS – HARD PAPER DIVIDERS BETWEEN SECTIONS – LIST OF SUPPLIERS WITH ADDRESSES, PHONE NUMBERS, AND CONTACTS – CONTRACTOR'S WARRANTY – ALL CERTIFICATIONS, INCLUDING INSPECTION DEPARTMENT CERTIFICATES, FIRE ALARM VERIFICATION CERTIFICATES, AND ANY OTHER REQUIRED APPROVALS – ALL SHOP DRAWINGS, SEPARATED BY SECTIONS – DESCRIPTION OF SYSTEM OPERATIONS – ALL MANUFACTURER'S OPERATING AND MAINTENANCE INFORMATION FOR EACH RELEVANT PIECE OF EQUIPMENT – SPARE PARTS LISTING MANUALS ARE TO BE COMPILED AND PRESENTED AS DEFINED WITHIN THE GENERAL CONDITIONS OF THIS CONTRACT.

1.6 SUBSTANTIAL COMPLETION

1.6.1. PRIOR TO A SUBSTANTIAL COMPLETION REVIEW BEING DONE, SUBMIT THE FOLLOWING TO THE CONSULTANT:
1.6.1.1. A COMPLETE LIST OF OUTSTANDING WORK AS ASSESSED BY ELECTRICAL CONTRACTOR ON SITE. LIST TO BE DETAILED, ACCURATE, AND SHALL LIST, ROOM BY ROOM, ALL WORK NOT YET COMPLETE.
1.6.1.2. WRITTEN AFFIDAVIT THAT ALL EMERGENCY LIGHTING HAS BEEN TESTED AND VERIFIED FOR 1/2 HOUR OPERATION. TESTING TO BE DONE BY TURNING OFF AC TO EXIT SIGNS AND AC TO BATTERY PACKS.
1.6.1.3. PROJECT RECORD DRAWINGS.
1.6.1.4. A COMPLETE LIST OF ANY MATERIAL NOT ON SITE TO COMPLETE PROJECT.
1.6.1.5. ALL TEST RESULTS.
1.6.1.6. TRANSMITTAL LETTER SIGNED BY THE OWNER'S AUTHORIZED REPRESENTATIVE INDICATING ALL SPARE PARTS, TOOLS, ETC., TURNED OVER TO THE OWNER, AS REQUIRED BY THE CONTRACT.
1.6.1.7. FIRE ALARM VERIFICATION CERTIFICATE SIGNED BY THE ELECTRICAL CONTRACTOR AND MANUFACTURER.

1.7. TESTING

1.7.1. THE RESULTS OF ALL TESTS ARE TO BE PROVIDED TO THE ENGINEER IN WRITTEN FORM.
1.7.2. PERFORM TESTS ON ALL EQUIPMENT AS RECOMMENDED BY THE MANUFACTURER.
1.7.3. FIRE ALARM VERIFICATION TO MEET CAN/ULC–S537. COORDINATE VERIFICATION OF AREAS WITH BUILDING OWNER AND OCCUPANT.

1.8. WARRANTY

1.8.1. PROVIDE A WRITTEN WARRANTY GUARANTEEING THAT THE WORK PERFORMED WILL BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AND THAT ANY DEFECTIVE WORK OR MATERIAL WILL BE REPAIRED OR REPLACED WITHOUT COST TO THE OWNER DURING THIS PERIOD PROVIDED THAT SUCH FAILURES ARE NOT DUE TO IMPROPER USAGE OR NEGLECT.
1.8.2. THE WARRANTY SHALL STATE THAT THE PERIOD OF GUARANTEE WILL IN NO WAY SUPPLANT ANY OTHER GUARANTEE OF A LONGER PERIOD.

2. PRODUCTS AND EXECUTION

2.1. WIRING & CONDUIT

2.1.1. ALL BUILDING WIRING TO BE COPPER R90 NIMD90 EXCEPT WHERE OTHERWISE INDICATED. MINIMUM CONDUCTOR SIZE OF #12 AWG.
2.1.2. ARMOURED CABLE (AC90, 'BX') WILL ONLY BE ALLOWED FOR SURFACE MOUNT IN UNFINISHED AREAS. ENSURE THAT ALL CONDUIT IS DRY PRIOR TO WIRING INSTALLATION. SEAL ALL CONDUIT THAT MAY BECOME EXPOSED TO MOISTURE. FILL BOXES WITH PAPER, SPONGES OR FOAM OR SIMILAR APPROVED MATERIAL TO PREVENT ENTRY OF DEBRIS DURING CONSTRUCTION. REMOVE UPON COMPLETION OF WORK.
2.1.3. RUN CONDUIT PARALLEL TO BUILDING LINES EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
2.1.4. DO NOT CUT STRUCTURAL MEMBERS EXCEPT WHERE SPECIFICALLY INDICATED.
2.1.5. FIRE ALARM CABLE
2.1.5.1. CONDUCTORS: 300V RATED MULTICONDUCTOR, INSULATED, COLOUR CODED, COPPER CONDUCTOR, MINIMUM SIZE TO BE #16 AWG FOR DEVICE LOOPS AND #14 AWG FOR SIGNAL CIRCUITS.
2.1.5.2. INSULATION: 105°C FLAME RETARDANT PVC.
2.1.5.3. OUTER JACKET: 105°C FLAME RETARDANT PVC RED.
2.1.5.4. ARMOUR: INTERLOCKING ALUMINUM WITHOUT OVERALL JACKET. USE FOR DROPS TO DEVICES IN SUSPENDED CEILINGS FROM CONDUIT SYSTEM.
2.1.5.5. CERTIFIED BY CSA AS FIRE ALARM AND SIGNAL CABLE, TYPE FAS 105, TO CSA C22.2 #208. SECUREX IS ACCEPTABLE IN COMBUSTIBLE CONSTRUCTION.

2.2. WIRING DEVICES & FIXTURES

2.2.1. SWITCHES TO BE 20AMP, 120V, SUITABLE FOR #10 WIRING, SINGLE POLE, DOUBLE POLE, THREE–WAY OR FOUR–WAY AS INDICATED ON DRAWINGS. HUBBELL DS SERIES, LEVITON 5690 SERIES OR COOPER 7600 SERIES.
2.2.2. DIMMING SWITCHES TO BE 120 VOLT, SIZED TO SUIT LOAD, MOMENTARY CONTACT FOR ON/OFF FUNCTION. DIMMING CONTROL TO BE VIA SLIDER OR RAISE/LOWER BUTTONS FOR CONTINUOUS DIMMING. MOUNTING AND INSTALLATION AS PER MANUFACTURER'S INSTRUCTIONS.
2.2.3. ALL SWITCHES LOCATED WITHIN 1M OF BATHTUBS OR SHOWERS TO BE GFCI PROTECTED.
2.2.4. DUPLEX RECEPTACLES TO HAVE CSA 5–15R PATTERN, 125V, 15A, U–GROUND, SUITABLE FOR #10 WIRING, BREAK–OFF LINKS FOR SPLIT RECEPTACLE CONVERSION. HUBBELL DR15 SERIES, LEVITON 16252, COOPER 6252.
2.2.5. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) RECEPTACLES SHALL BE CLASS A, 120 VOLT, 15 AMP UNLESS OTHERWISE NOTED. EXTERIOR GFCI RECEPTACLES SHALL HAVE INTEGRAL INDICATOR LED.
2.2.6. SPECIAL RECEPTACLES OF AMPACITY AND TYPE AS NOTED ON THE DRAWINGS.
2.2.7. PLATE COVERS TO BE WHITE DECORA PLASTIC PLATES.
2.2.8. PROVIDE LIGHT FIXTURES AS INDICATED ON THE FIXTURE SCHEDULE. FIXTURES ARE TO BE COMPLETE WITH ALL TERMINATIONS, DRIVERS & LEDS AND ARE TO BE LEFT CLEAN AT PROJECT COMPLETION.
2.2.9. LED LIGHTS FOR INSTALLATION IN A CUSTOM DESIGNED LED FIXTURE SHALL HAVE A SUITABLE CUSTOM DRIVER, DIMMABLE AS INDICATED, AND SHALL HAVE SUITABLE HEAT CONTROL. AVERAGE RATED LIFE OF MINIMUM 25,000 HOURS IN ACCORDANCE WITH IES LM–80.
2.2.10. LED LUMINAIRES SHALL HAVE AS A MINIMUM: CORRELATED COLOUR TEMPERATURE (CCT) SHALL BE 3500 OR AS INDICATED ON THE SCHEDULE; COLOUR RENDERING INDEX (CRI) OF: ≥80 AS PER THE SCHEDULE. LUMEN MAINTENANCE: ≥50,000 HOURS TO 70% LUMEN MAINTENANCE PER IES LM –80, TESTED PER IES LM – 79 PROCEDURES. LUMINAIRE EFFICIENCY SHALL BE ≥100 LUMENS PER WATT. SMALL LUMEN OUTPUT FIXTURES (LESS THAN 1000 LUMENS) AND DECORATIVE FIXTURES MAY BE BELOW 100 LUMENS PER WATT. FIXTURE MUST ALLOW FOR REPLACEMENT OF DRIVER MODULE IN EVENT OF FAILURE. EXTERIOR LUMINAIRES MUST BE RATED FOR – 40°C TO +50°C OPERATION, PROVIDE LUMINAIRES COMPLETE WITH GASKETS FORMING WEATHERPROOF ASSEMBLY WHERE EXPOSED TO WEATHER, FINISHES TO BE NON–CORROSIVE TYPES, MEET THE REQUIREMENTS FOR FULL CUTOFF, AS DEFINED BY THE IESNA, FOR FIXTURES WITH LIGHT OUTPUT GREATER THAN 3500 INITIAL LUMENS.
2.2.11. LED DRIVERS MUST: HAVE A MINIMUM EFFICIENCY OF 85%; BE RATED TO OPERATE BETWEEN – 40°C TO +50°C; INPUT VOLTAGE: CAPABLE OF 120 TO 277 (±10%) OR 347 VOLT, SINGLE PHASE AS REQUIRED BY THE DESIGN CONDITIONS; POWER SUPPLIES CAN BE UL CLASS I OR II OUTPUT; OPERATING FREQUENCY MUST BE 60 HZ.; HAVE A POWER FACTOR (PF) OF: ≥0.90; HAVE A TOTAL HARMONIC DISTORTION (THD) OF: ≤ 20%; COMPLY WITH FCC 47 CFR PART 15 NON – CONSUMER RFI/EMI STANDARDS; BE REDUCTION OF HAZARDOUS SUBSTANCES (ROHS) COMPLIANT. DRIVERS FOR FIXTURES CONNECTED TO DIMMERS MUST BE COMPATIBLE WITH SPECIFIED DIMMING CONTROLS.

2.3. IDENTIFICATION

2.3.1. LABEL ALL STARTERS, PANELS, MOTOR DISCONNECTS, SWITCHES (EXCEPT FOR STANDARD TYPE) AND SPECIAL EQUIPMENT WITH PERMANENTLY ATTACHED, LAMACOID LABELS INDICATING RELEVANT INFORMATION. LABELS TO HAVE WHITE 13.5 MM LETTERING ON BLACK BACKGROUND.
2.3.2. LABEL RECEPTACLES WITH EMBOSSED PLASTIC LABELS WITH 6mm HIGH LETTERS.

2.4. GROUNDING

2.4.1. PROVIDE ALL GROUNDING INSTALLATIONS NECESSARY TO MEET THE REQUIREMENTS OF THE CURRENT CANADIAN ELECTRICAL CODE AND ANY ADDITIONAL REQUIREMENTS INDICATED ON THESE DRAWINGS OR SPECIFICATIONS.
2.4.2. MAKE ALL FINAL CONNECTIONS WITH LIQUID–TIGHT FLEXIBLE CONDUIT.

2.5. DISCONNECTS – FUSED AND NONFUSED

2.5.1. ALL MOTORS SHALL BE COMPLETE WITH A MEANS OF DISCONNECTING THE POWER SOURCE AT THE MOTOR FOR SERVICING.
2.5.2. FUSIBLE, NON FUSIBLE, HORSEPOWER RATED, DISCONNECT SWITCH IN CSA ENCLOSURE 1, 3R, OR 4, TO CAN/CSA C22.2 NO.4 AS REQUIRED; SIZE AS INDICATED.
2.5.3. PROVISION FOR PADLOCKING IN OFF SWITCH POSITION BY LOCKS.
2.5.4. MECHANICALLY INTERLOCKED DOOR TO PREVENT OPENING WHEN HANDLE IN ON POSITION.
2.5.5. FUSES: SIZE AS INDICATED
2.5.6. FUSEHOLDERS: TO CSA C22.2 NO.39 SUITABLE WITHOUT ADAPTORS, FOR TYPE AND SIZE OF FUSE INDICATED, QUICK MAKE, QUICK BREAK ACTION.
2.5.7. ON OFF SWITCH POSITION INDICATION ON SWITCH ENCLOSURE COVER.
2.5.8.

2.6. DISTRIBUTION PANEL BOARDS

2.6.1. SUBMIT SHOP DRAWINGS FOR DISTRIBUTION PANEL BOARDS IN ACCORDANCE WITH SUBMITTALS.
2.6.2. 120/208V: 250V WITH BUS RATED FOR CONTINUOUS CURRENT AS INDICATED ON SCHEDULE AND 25,000 AMPS FAULT WITHSTAND CAPACITY. SEQUENCE STYLE COPPER BUSSING WITH ODD NUMBERED BREAKERS ON THE LEFT AND EVEN ON THE RIGHT WITH EACH CIRCUIT IDENTIFIED BY PERMANENT IDENTIFICATION AS TO THE CIRCUIT NUMBER. LOCKING PANEL DOOR WITH PIANO HINGE, TWO KEYS FOR EACH PANEL. CUTLER–HAMMER POW–R–LINE 1 OR SQUARE D TYPE NQOB.
2.6.3. BREAKERS SHALL BE BOLT–IN STYLE WITH RATING AND POLES AS INDICATED ON PANEL SCHEDULE.
2.6.4. PROVIDE A RED, LOCKABLE BREAKER FOR FIRE ALARM PANEL POWER CONNECTION.
2.6.5. STANDARD OF ACCEPTANCE: SCHNEIDER, EATON, SIEMENS.

2.7. EMERGENCY LIGHTING & EXIT SIGNS

2.7.1. STANDARD ENCLOSURE: EMERGENCY LIGHTING BATTERY PACKS TO INCLUDE 10 YEAR LIFE, SEALED LEAD ACID BATTERIES, AUTOMATIC CHARGER AND TRANSFER SWITCH, SELF–TESTING c/w TEST INDICATING LEDS, 120 VAC INPUT, 24 VDC OUTPUT, BATTERY PACK WATTAGE TO BE SIZED TO SUPPORT ALL EMERGENCY LIGHTING HEADS AND EXIT SIGNS, PLUS AN ADDITIONAL 20% FOR A MINIMUM 1 HOUR, INTEGRAL DOUBLE 4 WATT, LED LIGHTING HEADS. AIMLITE, LUMACELL RGS, EMERGI–LITE, READY–LITE OR EQUAL. PROVIDE REMOTE HEADS AS REQUIRED – MINIMUM #10 AWG WIRE.
2.7.2. EMERGENCY BATTERY UNITS SHALL BE CONNECTED IN SUCH A WAY THAT THEY AUTOMATICALLY PROVIDE DC POWER TO REMOTE EMERGENCY HEADS WHEN POWER FAILS TO THE NORMAL LIGHTING IN THE AREAS IN WHICH THE REMOTE HEADS ARE LOCATED.
2.7.3. STANDARD EXIT LIGHTING TO HAVE ENAMEL FINISH, LED SOURCE, DC VOLTAGE OPTION, 5 YEAR WARRANTY, SINGLE OR DOUBLE FACE, GREEN "RUNNING MAN" PICTOGRAM.
2.7.4. EXIT SIGNAGE IS TO BE ON A SEPARATE CIRCUIT AS REQUIRED BY THE CANADIAN ELECTRICAL CODE AND CONNECTED TO DC BATTERY PACK ON EACH FLOOR.
2.7.5. SELF–CONTAINED EXIT SIGN: SELF–POWERED, LED STYLE TO CSA C22.2 NO. 141 & CSA C860. AUTOMATIC POWER FAILURE DEVICE, TEST SWITCH PILOT LIGHT AND A FULLY AUTOMATIC HIGH/LOW SOLID STATE TRICKLE CHARGE IN A SELF CONTAINED POWER PACK. BATTERY TO BE NICAD TYPE & SHALL BE MAINTENANCE FREE FOR A PERIOD NOT LESS THAN 5 YEARS, ACCEPTABLE MANUFACTURERS ARE AIMLITE, LUMACELL, EMERGI–LITE OR READY–LITE.
2.7.6. COMBINATION EXIT LIGHTING PACK TO HAVE ENAMEL FINISH, LED SOURCE, DC VOLTAGE OPTION, 5 YEAR WARRANTY, SINGLE OR DOUBLE FACE, GREEN "RUNNING MAN" PICTOGRAM AND INTEGRAL DOUBLE 4 WATT, LED LIGHTING HEADS.

2.8. FIRE ALARM SYSTEM

2.8.1. SUBMIT SHOP DRAWINGS FOR FIRE ALARM SYSTEM IN ACCORDANCE WITH SUBMITTALS.
2.8.2. FIRE ALARM SYSTEM TO MEET THE CURRENT EDITION OF THE FOLLOWING CODES/REQUIREMENTS: CAN/ULC–S524 INSTALLATION OF FIRE ALARM SYSTEMS; CAN/ULC–S525 AUDIBLE SIGNAL APPLIANCES FOR FIRE ALARM; CAN/ULC–S526 VISUAL SIGNAL DEVICES; CAN/ULC–S527 STANDARD FOR CONTROL UNITS; CAN/ULC–S528 MANUAL STATIONS; CAN/ULC–S529 SMOKE DETECTORS; CAN/ULC–S530 HEAT ACTUATED FIRE DETECTORS; CAN/ULC–S531 STANDARD FOR SMOKE ALARMS; CAN/ULC–S536 INSPECTION AND TESTING OF FIRE ALARM SYSTEMS; CAN/ULC–S537 VERIFICATION OF ALARM SYSTEMS; DFC NO. 410(M) FIRE ALARM SYSTEMS; NBC–NATIONAL BUILDING CODE OF CANADA.
2.8.3. SYSTEM TO BE SUPERVISED, ZONE PARTITIONED, NON–CODED, ANNUNCIATED CLOSED CIRCUIT, 24 VOLT AC/DC ADDRESSABLE, CAPABLE OF CLASS 'A' AND/OR CLASS 'B' WIRING.
2.8.4. SYSTEM TO INCLUDE CONTROL PANEL, ULC LISTED FIRE ALARM MONITORING PANEL, TROUBLE SIGNAL DEVICES, POWER SUPPLY FACILITIES, MANUAL ALARM STATIONS, AUTOMATIC ALARM INITIATING DEVICES, AUDIBLE SIGNAL DEVICES, END–OF–LINE DEVICES, ANNUNCIATORS, VISUAL ALARM SIGNAL DEVICES, AND ANCILLARY DEVICES.
2.8.5. REQUIREMENTS OF REGULATORY AGENCIES
2.8.5.1. SYSTEM: TO MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE, LOCAL/PROVINCIAL BUILDING CODES, AND THE LOCAL AUTHORITY HAVING JURISDICTION.
2.8.5.2. SYSTEM COMPONENTS: LISTED BY ULC AND COMPLY WITH APPLICABLE PROVISIONS OF THE NATIONAL BUILDING CODE AND MEET REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
2.8.6. INCLUDE INSTRUCTIONS FOR COMPLETE FIRE ALARM SYSTEM TO PERMIT EFFECTIVE OPERATION AND MAINTENANCE, TECHNICAL DATA – ILLUSTRATED PARTS LISTS WITH PARTS CATALOGUE NUMBER, COPY OF APPROVED SHOP DRAWINGS WITH CORRECTIONS COMPLETED AND MARKS REMOVED EXCEPT REVIEW STAMPS AND A LIST OF RECOMMENDED SPARE PARTS FOR SYSTEM.
2.8.7. EQUIPMENT AND DEVICES TO BE ULC LISTED AND LABELLED, AND TO BE SUPPLIED BY A SINGLE MANUFACTURER. STANDARD OF ACCEPTANCE: NOTIFIER OR GE.
2.8.8. MANUFACTURER SHALL SUPPLY A DETAILED FLOOR BY FLOOR RISER DIAGRAM SHOWING CONDUCTOR SIZE AND PURPOSE, INITIATING AND SIGNALLING DEVICES AND THEIR LOCATIONS. RISER DIAGRAM SHALL BE SPECIFIC TO THE JOB AND BE SUBMITTED FOR REVIEW AND RECORDS OF CONSULTANT AND OWNER.
2.8.9. SYSTEM OPERATION:
2.8.9.1. CAUSE AUDIBLE SIGNAL DEVICES TO SOUND THROUGHOUT BUILDING.
2.8.9.2. CAUSE ZONE OF ALARM DEVICE TO BE INDICATED ON CONTROL PANEL AND REMOTE ANNUNCIATORS.
2.8.9.3. CAUSE AIR CONDITIONING AND VENTILATING FANS TO SHUT DOWN OR TO FUNCTION SO AS TO PROVIDE REQUIRED CONTROL OF SMOKE MOVEMENT.
2.8.9.4. CAUSE FIRE DOORS AND SMOKE CONTROL DOORS, IF NORMALLY HELD OPEN, TO CLOSE AUTOMATICALLY.
2.8.9.5. CAUSE MAGNETIC LOCKED DOORS TO RELEASE TO OPEN.
2.8.10. FIRE ALARM STATIONS, AUTOMATIC DETECTORS, AND HORNS/STROBES SHALL BE ADDRESSABLE AND FULLY SUPERVISED INDICATING BOTH ALARM AND TROUBLE CONDITIONS ON CONTROL PANEL AND ANNUNCIATORS.
2.8.11. AIR CONDITIONING, AIR SUPPLY FANS, RETURN FANS AND CENTRAL VACUUM SYSTEMS, IF PRESENT, SHALL SHUT DOWN ON ALARM CONDITION OF THE FIRE ALARM SYSTEM. PROVIDE RELAYS AND CONTROL MODULES TO FULFILL THIS REQUIREMENT.
2.8.12. FIRE ALARM MANUAL ALARM STATIONS SHALL BE: DUAL ACTION, SINGLE–STAGE, LATCHING HANDLE WITH VISIBLE INDICATION WHEN ACTIVATED. KEY TO RESET. RED WITH 'FIRE' IN WHITE LETTERS. SEMI–FLUSH MOUNTING.
2.8.13. HEAT DETECTORS SHALL BE FIXED TEMPERATURE OR RATE OF RISE TYPE AS SHOWN ON FLOOR PLANS. THEY SHALL BE DESIGNED FOR NORMAL CEILING MOUNTING. ELECTRONICS TO COMMUNICATE THE DETECTOR'S STATUS TO ADDRESSABLE MODULE/TRANSPONDER WITH ADDRESS OF DEVICE BEING SET IN THE FIELD.
2.8.14. SMOKE DETECTION EQUIPMENT SHALL BE IONIZATION TYPE, DUAL CHAMBER DESIGN, STATIC ELECTRICITY COMPENSATED. LISTED BY ULC TO S529. CIRCUITRY SHALL BE ENCAPSULATED TO ENSURE IMMUNITY TO AMBIENT CONDITIONS. ELECTRONICS TO COMMUNICATE DETECTOR'S STATUS TO ADDRESSABLE MODULE/TRANSPONDER WITH ADDRESS OF DEVICE BEING SET IN THE FIELD.
2.8.15. AUDIBLE/VISUAL DEVICES SHALL BE AS INDICATED ON DRAWINGS. COMBINATION HORN/STROBE DEVICES SHALL ALLOW SEPARATE CONTROL OF HORN AND STROBE BY THE FIRE ALARM CONTROL PANEL. HORNS SHALL BE 24V, HIGH OUTPUT (MIN. 101DB) SURFACE MOUNTED ON RECESSED BOX. HORN OUTPUT SHALL BE SET TO TEMPORAL PATTERN AS PER ULC REQUIREMENTS. STROBES SHALL BE SET TO 110 CANDELA IN BEDROOMS AND 75 CANDELA LIGHT OUTPUT ELSEWHERE.
2.8.16. AUDIBLE DEVICES IN RESIDENT ROOMS SHALL BE CONNECTED SO THAT A SHORT CIRCUIT WITHIN ONE SUITE SHALL NOT IMPAIR THE OPERATION OF AUDIBLE DEVICES IN ANY OTHER SUITES. PROVIDE ISOLATOR MODULES AS SHOWN ON DRAWINGS. CONTRACTOR AND MANUFACTURER SHALL PROVIDE SUITE ISOLATION MODULES THAT HAVE A SUFFICIENT CAPABILITY TO SUPPLY CURRENT TO AUDIBLE DEVICES IN SUITE.
2.8.17. AUDIBLE DEVICES IN SUITES SHALL BE SILENCEABLE FOR A PERIOD NO GREATER THAN 10 MINUTES BY A SINGLE PUSHBUTTON LOCATED IN EACH SUITE.
2.8.18. STROBES SHALL BE ON A NOTIFICATION CIRCUIT SEPARATE FROM THE AUDIBLE DEVICES IN SUITES, WITHOUT MEANS OF SILENCING.
2.8.19. ALL FIRE ALARM WIRING TO BE INSTALLED IN CONDUIT. UTILIZE EXISTING CONDUITS WHERE POSSIBLE. MINIMUM WIRE SIZE #16 AWG COPPER FOR BOX, ALARM, AND ANNUNCIATOR CIRCUITS. #14 AWG GAUGE COPPER FOR SPEAKER AND BELL CIRCUITS. WIRE INSULATION SHALL BE RW90 X–LINK. SECUREX IS ACCEPTABLE IN COMBUSTIBLE CONSTRUCTION.
2.8.20. END–OF–LINE DEVICES TO CONTROL SUPERVISORY CURRENT IN SIGNALLING CIRCUITS, SIZED TO ENSURE CORRECT SUPERVISORY CURRENT FOR EACH CIRCUIT. OPEN, SHORT OR GROUND FAULT IN ANY CIRCUIT WILL ALTER SUPERVISORY CURRENT IN THAT CIRCUIT, PRODUCING AUDIBLE AND VISIBLE ALARM AT MAIN CONTROL PANEL AND REMOTELY AS INDICATED.

PWA ENGINEERING
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NO.	REVISIONS DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	26/02/24

Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
PWA Engineering (2013) Ltd.
Number C0033
Permission to Consult held by:

Discipline	Sk. Reg. No.	Signature
ELECTRICAL	12318	
ELECTRICAL	12662	

PROFESSIONAL ENGINEER
A.R. SHERWOOD
MEMBER 12662
2026-02-24
YR. MN. DAY
SASKATCHEWAN

PROJECT
GREAT PLAINS COLLEGE
PROPOSED RESIDENCE
LOCATION
DRAWING
ELECTRICAL SPECIFICATION

DRAWN	TK
CHECKED	BJB
FILE	26–014
DATE	2026/02/24
SCALE	AS SHOWN
DRAWING NO.	E4.1

18x24 CADFILE NO. PWA\26–014 E2.1

2.8.21. FROM FIRE ALARM CONTROL PANEL, MAKE CONNECTION TO ALL MOTOR CONTROL CENTRES AND RELATED EQUIPMENT AS REQUIRED FOR SHUTDOWNS.

2.8.22. ISOLATOR MODULES:

2.8.22.1. ISOLATOR MODULES SHALL BE PROVIDED TO AUTOMATICALLY ISOLATE WIRE-TO-WIRE SHORT CIRCUITS ON A CLASS A OR CLASS B BRANCH. THE ISOLATOR MODULE SHALL LIMIT THE NUMBER OF MODULES OR DETECTORS THAT MAY BE RENDERED INOPERATIVE BY A SHORT CIRCUIT FAULT ON THE LOOP SEGMENT OR BRANCH. ISOLATORS ARE TO BE LOCATED AS SPECIFIED HEREIN AND WHERE SHOWN ON THE DRAWINGS.

2.8.22.2. IF A WIRE-TO-WIRE SHORT OCCURS, THE ISOLATOR MODULE SHALL AUTOMATICALLY OPEN-CIRCUIT (DISCONNECT) THE SIGNALLING LINE CIRCUIT. WHEN THE SHORT CIRCUIT CONDITION IS CORRECTED, THE ISOLATOR MODULE SHALL AUTOMATICALLY RECONNECT THE ISOLATED SECTION.

2.8.22.3. THE ISOLATOR MODULE SHALL NOT REQUIRE ANY ADDRESS-SETTING, AND ITS OPERATIONS SHALL BE TOTALLY AUTOMATIC. IT SHALL NOT BE NECESSARY TO REPLACE OR RESET AN ISOLATOR MODULE AFTER ITS NORMAL OPERATION.

2.8.22.4. ISOLATOR MODULES SHALL BE IN ACCORDANCE WITH SECTION 10.2 OF CAN/ULC-S524 AND AS FOLLOWS:

2.8.22.4.1. DATA FAULT ISOLATORS SHALL BE UTILIZED WHEN ENTERING AND LEAVING EACH FIRE ALARM ZONE AS SHOWN ON THE ZONING SCHEDULE OF THE CONTRACT DRAWINGS.

2.8.22.4.2. DATA FAULT ISOLATORS ARE NOT REQUIRED BETWEEN FIELD DEVICES LOCATED WITHIN THE SAME FLOOR AREA THAT ARE MONITORING MECHANICAL EQUIPMENT SERVING OTHER FLOOR AREAS.

2.8.22.4.3. WHERE A FIRE SEPARATION IS PROVIDED, DATA FAULT ISOLATORS SHALL BE INSTALLED ON EACH SIDE OF THAT FIRE SEPARATION.

2.8.22.4.4. WHERE NO FIRE SEPARATION IS PROVIDED BETWEEN EACH FIRE ALARM ZONE, A SINGLE DATA FAULT ISOLATOR SHALL BE UTILIZED WHEN ISOLATING ZONES WITHIN THE SAME FLOOR AREA.

2.8.22.4.5. FIELD DATA FAULT ISOLATORS SERVING A SINGLE FIELD DEVICE IN AN EXIT OR VERTICAL SERVICE SPACE SHALL BE INSTALLED ON THE FLOOR AREA SIDE.

2.8.23. SYSTEM VERIFICATION: FIRE ALARM EQUIPMENT SUPPLIER TO MAKE THOROUGH INSPECTIONS OF INSTALLED FIRE ALARM COMPONENTS SUCH AS MANUAL STATIONS, THERMAL DETECTIONS, PRODUCTS-OF-COMBUSTION DETECTORS, SIGNAL DEVICES AND CONTROLS. VERIFICATION SHALL BE LIMITED TO THE ZONES AND SIGNAL CIRCUITS AFFECTED BY THIS RENOVATION AS DEFINED ON THE DRAWINGS AND SPECIFIED HEREIN.

2.8.23.1. VERIFICATIONS ARE TO BE COMPLETED PRIOR TO OCCUPANCY.

2.8.23.2. SYSTEM IS COMPLETE AND FUNCTIONAL IN ACCORDANCE WITH ENGINEER'S SPECIFICATIONS.

2.8.23.3. SYSTEM IS INSTALLED ACCORDING TO UNDERWRITERS LAB OF CANADA S524-M01 REQUIREMENTS.

2.8.23.4. SYSTEM IS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

2.8.23.5. REGULATIONS COVERING SUPERVISION OF COMPONENTS ARE ADHERED TO.

2.8.23.6. SUBSEQUENT CHANGES NECESSARY TO CONFORM TO ITEMS 1, 2, 3 AND/OR 4 TO BE DONE BY THIS DIVISION WITH TECHNICAL ASSISTANCE SUPPLIED BY THE MANUFACTURER.

2.8.23.7. DURING THE PERIOD OF THIS INSPECTION BY THE MANUFACTURER, THIS DIVISION TO SUPPLY TO THE MANUFACTURER ONE JOURNEYMAN ELECTRICIAN AND ALL REQUIRED LADDERS AND/OR LIFTS.

2.8.23.8. TO ASSIST THIS DIVISION IN PREPARING HIS BID, MANUFACTURER TO SPECIFY THE ESTIMATED NUMBER OF HOURS REQUIRED TO PERFORM THIS INSPECTION.

2.8.23.9. VERIFICATION CERTIFICATE

2.8.23.9.1. MANUFACTURER TO SUBMIT TO ENGINEER ON COMPLETION OF INSPECTION A POINT-BY-POINT CHECK LIST INDICATING DATE AND TIME OF EACH ITEM INSPECTED AND ALSO ISSUE A CERTIFICATE FOR HIS RECORDS CONFIRMING THAT INSPECTION HAS BEEN COMPLETED AND SYSTEM IS INSTALLED AND FUNCTIONING IN ACCORDANCE WITH THE SPECIFICATIONS.

2.8.23.9.2. INCLUDED WITH THIS CERTIFICATE TO BE SATISFACTORY PROOF OF LIABILITY INSURANCE VALID FOR NOT LESS THAN ONE (1) YEAR FROM DATE OF FINAL INSPECTION.

2.8.23.9.3. CERTIFICATE TO BE FREE FROM DEFINING AND QUALIFIED STATEMENTS THAT WOULD MAKE IT UNACCEPTABLE BY THE OWNER.

2.8.23.9.4. A CERTIFICATE OF VERIFICATION AND COPIES OF THE VERIFICATION WORKSHEETS THAT THE FIRE ALARM MONITORING PANEL HAS BEEN INSTALLED AND IS OPERATIONAL IN ACCORDANCE WITH CAN/ULC S561-13 AND;

2.8.23.10. VERIFICATION MAY BE PERFORMED ONLY AFTER:

2.8.23.10.1. AIR BALANCING IS COMPLETE.

2.8.23.10.2. BUILDING IS AT A STATE OF COMPLETION THAT WILL ENSURE A REASONABLY DUST FREE ENVIRONMENT AND THE ABSENCE OF CONTAMINATING FUMES FROM VERIFICATION DATE TO FINAL COMPLETION.

2.8.24. FIELD QUALITY CONTROL:

2.8.24.1. PERFORM TESTS IN ACCORDANCE WITH CAN/ULC-S536 & S537.

2.8.24.2. TEST EACH DEVICE AND ALARM CIRCUIT TO ENSURE MANUAL STATIONS, THERMAL AND SMOKE DETECTORS SPRINKLER SYSTEM TRANSMIT ALARM TO CONTROL PANEL AND ACTUATE FIRST STAGE ALARM GENERAL ALARM ANCILLARY DEVICES.

2.8.24.3. CHECK ANNUNCIATOR PANELS TO ENSURE ZONES ARE SHOWN CORRECTLY.

2.8.24.4. SIMULATE GROUNDS AND BREAKS ON ALARM AND SIGNALLING CIRCUITS TO ENSURE PROPER OPERATION OF TROUBLE SIGNALS

2.8.24.5. TEST ALL AUXILIARY FUNCTIONS.

2.8.24.6. TEST TO BE PERFORMED BY THE SYSTEM MANUFACTURER OR QUALIFIED TESTING COMPANY, CERTIFIED TO TEST FIRE ALARM SYSTEM WITHIN THE PROVINCE.

2.8.24.7. PAY FOR ALL TESTING COSTS.

2.9. STRUCTURED WIRING PATHWAYS

2.9.1. PROVIDE CONDUIT AND BOXES FOR INSTALLATION OF DATA CABLING.

2.9.2. CONDUIT: EMT, 21mm MINIMUM.

2.9.3. BOXES: DEVICE BOXES WITH A MINIMUM DEPTH OF 75mm.

2.9.4. LABEL EACH CONDUIT WITH A UNIQUE IDENTIFIER. AFFIX COMMON IDENTIFIER TO BOTH ENDS OF CONDUIT. LABEL OUTLET WITH CONDUIT IDENTIFIER.

2.9.5. RECORDS: KEEP RECORDS OF THE CONDUIT INSTALLATION WHICH INDICATES CONDUIT IDENTIFIER AND ROUTE OF CONDUIT. INCLUDE COPIES OF RECORDS WITH PROJECT MANUAL FOR OWNER AT PROJECT COMPLETION.

2.9.6. MAXIMUM OF THREE OUTLETS PER HOMERUN.

2.9.7. SUPPLY MINIMUM SIZE OF CONDUIT FOR THE FOLLOWING CABLE FILL:

2.9.7.1. 21mm - 3 CABLES

2.9.7.2. 27mm - 6 CABLES

2.9.7.3. 35mm - 10 CABLES

2.9.7.4. 41mm - 15 CABLES

LEGEND

SYMBOL	DESCRIPTION
NL	LINEAR SOURCE LIGHT FIXTURE - CEILING MOUNT NL= UNSWITCHED NIGHT LIGHT
	LINEAR SOURCE LIGHT FIXTURE - WALL MOUNT
	POINT SOURCE LIGHT FIXTURE - SURFACE/WALL MOUNT
3 K $ D T	SWITCH 3=3WAY D=DIMMER K=KEYED T=TIMECLOCK
	DUPLEX RECEPTACLE =COUNTER HEIGHT
WP	DUPLEX RECEPTACLE WP=WEATHERPROOF
	208V RECEPTACLE
	MICROWAVE RECEPTACLE
	5-20R RECEPTACLE
	5-20R GFI RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
	TAMPER RESISTANT RECEPTACLE
	NORMAL POWER PANEL AS INDICATED
	MOTOR
	SMOKE DETECTOR
H	HEAT DETECTOR
CO	CARBON MONOXIDE DETECTOR
S	120V COMBINATION SMOKE/CARBON MONOXIDE DETECTOR ALARM
F	FIRE ALARM STROBE LIGHT
F	FIRE ALARM PULL STATION
F	FIRE ALARM HORN/STROBE
	EMERGENCY BATTERY UNIT C/W LIGHTING HEADS
	COMBINATION EXIT SIGN EMERGENCY BATTERY UNIT WITH HEADS
	EXIT LIGHT - SURFACE/WALL MOUNT SHADING INDICATES LIT FACE
N	STRUCTURED WIRING OUTLET; N=NUMBER OF DROPS IF NO NUMBER SHOWN, PROVIDE 2 DROPS
S	DUCT TYPE SMOKE DETECTOR

ABBREVIATIONS:

AFF - ABOVE FINISHED FLOOR
AFG - ABOVE FINISHED GRADE
ATS - AUTOMATIC TRANSFER SWITCH
BND - BOND
CLG - CEILING MOUNTED
C/W - COMPLETE WITH
DMS - DIGITAL METERING SYSTEM (CUSTOMER OWNED)
D/S - DISCONNECT SWITCH
D/W - DISHWASHER
E - EXISTING TO REMAIN
EC - EMPTY CONDUIT C/W PULL STRING
EM - EMERGENCY
E/R - EXISTING AT RELOCATED POSITION
EXTG - EXISTING
FACP - FIRE ALARM CONTROL PANEL
FP - FIRE PUMP
GND - GROUND
LS - LIFE SAFETY
MTD - MOUNTED
N/E - NEW DEVICE EXISTING LOCATION
R - REMOVE
R/R - REMOVE AND REINSTALL
SLD - SINGLE LINE DIAGRAM
UNDR - UNDERGROUND
U/S - UNDERSIDE
WAP - WIRELESS ACCESS POINT
WP - WEATHERPROOF
XP - EXPLOSION PROOF

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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	26/02/24

Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
PWA Engineering (2013) Ltd.
Number C0033
Permission to Consult held by:

Discipline	Sk. Reg. No.	Signature
ELECTRICAL	12318	
ELECTRICAL	12662	

PROFESSIONAL ENGINEER
A.R. SHERWOOD
MEMBER 12662
2026-02-24
YR. MN. DAY
SASKATCHEWAN

PROJECT
GREAT PLAINS COLLEGE
PROPOSED RESIDENCE

DRAWING
ELECTRICAL SPECIFICATION

DRAWN	TK
CHECKED	BJB
FILE	26-014
DATE	2026/02/24
SCALE	AS SHOWN
DRAWING NO.	E4.2

18x24 CADFILE NO. PWA#26-014 E2.1