



REGIONAL DISTRICT of Fraser-Fort George

CANOE VALLEY RECREATION CENTRE INTERIOR ROOM ADDITION

INVITATION TO TENDER CS 01-08



Regional District of Fraser-Fort George
155 George Street, Prince George BC V2L 1P8
Telephone (250) 960-4400 / Toll Free 1-800-667-1959 / Fax (250) 562-8676
<http://www.rdffg.bc.ca>



TABLE OF CONTENTS

INVITATION TO TENDER	2
INSTRUCTIONS TO TENDERERS.....	3
1. Tender Documents.....	3
2. Acknowledgement Letter	3
3. Closing Date and Opening of Tenders	4
4. Tender Submissions	4
5. Regional District's Right to Reject Tender	4
6. Proof of Ability	4
7. Discrepancies or Omissions	5
8. Mandatory Site Meeting	5
9. Location of Site	5
10. Bid Prices	5
11. Start and Duration of Contract	5
12. Award of Tender.....	6
13. Licenses, Permits and Insurance.....	6
14. WORKSAFEBC.....	6
15. Indemnity.....	6
16. Payment.....	7
17. Scope of Work.....	7
18. Appendices	8
ACKNOWLEDGEMENT LETTER.....	9
TENDERER'S EXPERIENCE IN SIMILAR WORK.....	10
INVITATION TO TENDER FORM	11



INVITATION TO TENDER

The Regional District invites tenders for the construction of a 40'-0" x 20'-0" interior room addition to the existing Canoe Valley Recreation Centre.

Sealed Tenders will be received by Diane Hiscock, General Manager of Financial Services, Regional District of Fraser-Fort George, 155 George Street, Prince George, B.C. up to 2:00 p.m. on Wednesday, May 21, 2008. Tenders must be sealed and returned in an envelope marked "**Invitation To Tender CS-01-08 – Canoe Valley Recreation Centre Interior Room Addition**". The responding organization or individual must have their name and full mailing address clearly marked on the outside of the Tender envelope. Tenders will be opened in public at 2:15 p.m. on Wednesday, May 21, 2008 at the Regional District office in Prince George.

Tender Documents may be obtained:

- A) In a PDF (Public Document Format) file format from the Regional District's website at www.rdffg.bc.ca , or
- B) In a hard copy format on or after Thursday, May 1, 2008 from the Regional District of Fraser-Fort George, Service Centre, 155 George Street, Prince George, BC between the hours of 8:00 a.m. and 5:00 p.m., Monday to Friday, excluding Statutory holidays, or
- C) In a hard copy format on or after Thursday, May 1, 2008 from the Village of Valemount Municipal Office located at 735 Cranberry Lake Road, Valemount, BC between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, closed between 12:00 p.m. and 1:00 p.m. on Monday, Tuesday and Friday, and excluding Statutory holidays.

The cost for each hard copy Invitation to Tender package is ten dollars (\$10) (GST included) and is non-refundable.

A **mandatory site meeting** will be held at 11:30 a.m. on Tuesday, May 13, 2008 at the Canoe Valley Recreation Centre, Valemount, BC.

The lowest or any Tender will not necessarily be accepted. The Regional District of Fraser-Fort George reserves the right to accept or reject any or all Tenders. Facsimile Tenders and Electronic Tenders will NOT be accepted.

For further information, please contact:

Diane Mudle, Structural and Civil Design Technician
Regional District of Fraser-Fort George
155 George Street, Prince George, BC V2L 1P8

Phone: (250) 960-4400 / Toll Free: 1-800-667-1959
Fax: (250) 562-8676
Email: dmudle@rdffg.bc.ca

For information concerning other Prince George regional public sector bidding opportunities, please visit our Regional Marketplace web page at <http://www.marketplacenorth.ca>



INSTRUCTIONS TO TENDERERS

The Regional District of Fraser-Fort George, hereinafter referred to as the Regional District, invites Tenders for:

REGIONAL DISTRICT OF FRASER-FORT GEORGE
INVITATION TO TENDER CS-01-08
CANOE VALLEY RECREATION CENTRE
INTERIOR ROOM ADDITION

Tenders not submitted in strict accordance with these instructions or not complying with the requirements laid down in the documents may be rejected.

1. TENDER DOCUMENTS

Tender Documents may be obtained:

- A) In a PDF (Public Document Format) file format from the Regional District's website at www.rdffg.bc.ca, or
- B) In a hard copy format on or after Thursday, May 1, 2008 from the Regional District of Fraser-Fort George, Service Centre, 155 George Street, Prince George, BC between the hours of 8:00 a.m. and 5:00 p.m., Monday to Friday, excluding Statutory holidays, or
- C) In a hard copy format on or after Thursday, May 1, 2008 from the Village of Valemount Municipal Office located at 735 Cranberry Lake Road, Valemount, BC between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, closed between 12:00 p.m. and 1:00 p.m. on Monday, Tuesday and Friday, and excluding Statutory holidays.

The cost for each hard copy Invitation to Tender package is ten dollars (\$10) (GST included) and is non-refundable.

It is the sole responsibility of the respondent to ascertain that they have received a full set of Invitation to Tender documents. Upon submission of their bid, the respondent will be deemed conclusively to have been in possession of a full set of Invitation to Tender documents.

Inquiries relating to this Tender must be directed to Diane Mudle, Structural and Civil Design Technician. Phone (250) 960-4400 / Fax: (250) 562-8676 / Email: dmudle@rdffg.bc.ca

2. ACKNOWLEDGEMENT LETTER

Upon receipt of these documents, a potential respondent will sign one copy of the Acknowledgement Letter and mail or fax the signed Acknowledgement Letter to the attention of Diane Mudle, Structural and Civil Design Technician.

A respondent who signs and returns the Acknowledgement Letter is not obligated to submit a Tender.

Any respondent who does not submit the Acknowledgement Letter will not be sent any amendments or addenda and may be disqualified.



3. CLOSING DATE AND OPENING OF TENDERS

Sealed Tenders will be received by Diane Hiscock, General Manager of Financial Services, at the Regional District of Fraser-Fort George, 155 George Street, Prince George, BC, not later than 2:00 p.m. local time on Wednesday, May 21, 2008 to be opened in public on Wednesday, May 21, 2008 at 2:15 p.m. in the Regional District Offices at 155 George Street, Prince George, B.C.

4. TENDER SUBMISSIONS

Tenderers will complete pages 9 through 11 and submit these pages in a **sealed envelope**. **The following information must be written on the outside of the sealed envelope containing the tender submission:**

- i) Attention Diane Hiscock, General Manager of Financial Services
Regional District of Fraser-Fort George
155 George Street
Prince George, BC V2L 1P8
- ii) REGIONAL DISTRICT OF FRASER-FORT GEORGE
CANOE VALLEY RECREATION CENTRE INTERIOR ROOM ADDITION
INVITATION TO TENDER CS-01-08
- iii) Responding Organization's name and address.

Tenders submitted by fax or electronically will not be accepted.

Any Tender received after the closing date and time (Wednesday, May 21, 2008 at 2:00 p.m.) will be considered disqualified and will be returned unopened to the respondent.

5. REGIONAL DISTRICT'S RIGHT TO REJECT TENDER

The lowest or any Tender will not necessarily be accepted. The Regional District reserves the right to waive informalities in the Tender, reject any or all Tenders or accept the Tender deemed most favourable in the interests of the Regional District and at its sole discretion, without prejudice. Furthermore, the Regional District reserves the right to negotiate with any Tenderer or Tenderers at its discretion.

The Regional District of Fraser-Fort George will not be responsible for any costs incurred by the respondent which may result from the preparation or submission of documents pertaining to this Tender call. The accuracy and completeness of the tender is the proponent's responsibility. Should errors be discovered, they will be corrected by the proponent at his/her expense.

6. PROOF OF ABILITY

A Tenderer will be competent and capable of performing the work. A Tenderer may be required to provide evidence of previous experience and financial responsibility before the contract is awarded.



7. DISCREPANCIES OR OMISSIONS

Tenderers finding discrepancies or omissions in the specifications or any other documents herein, or having any doubts on the meaning or intent of any part thereof, should immediately request in written form, either by fax, by Email or by mail, clarification from Diane Mudle, Structural and Civil Design Technician. Upon receipt of the written request for clarification, Mrs. Mudle will send written instructions or explanations to all parties registered as having returned the Acknowledgement Letter. No responsibility will be accepted for oral instructions. Any work done after discovery of discrepancies, errors or omissions will be done at the Contractor's risk.

Addenda and Amendments issued during the time of Tendering will be signed by the Contractor and included with the Tender and will become a part of the Tender documents.

8. MANDATORY SITE MEETING

A mandatory site meeting will be held for all prospective Tenderers. The meeting will be held at the Canoe Valley Recreation Centre, 100 Elm Street, Valemount, B.C. at 11:30 a.m., Tuesday, May 13, 2008. A representative of the Regional District will provide an overview of the tender expectations and be available for questions pertaining to the tender package. The purpose of this meeting is for the Tenderer to satisfy himself as to the nature of the work and in general to obtain a clear understanding of the scope of work, determine dimensions and to verify any error or omissions on the attached Appendix A, forming part of this tender, and any other circumstances which may influence his/her Tender.

The Regional District will not, under any circumstance, make accommodations for rescheduling, or holding an additional site meeting or provide individuals access to the building.

9. LOCATION OF SITE

The Canoe Valley Recreation Centre is located within the Village of Valemount, 300 kilometres east of Prince George, off of Highway 5 South. See Appendix 'A', Title Sheet for project location map.

10. BID PRICES

Tender prices must remain open for acceptance for a period of sixty (60) days from the time of Tender opening (Wednesday, May 21, 2008), unless otherwise stated by the Regional District.

Tenders will be evaluated on the ability of the Tenderer to comply with the Invitation to Tender requirements, the Tendered Price and experience. Where bid prices are the same, the Regional District will consider experience in similar work beyond the minimum standards established in the Invitation to Tender.

11. START AND DURATION OF CONTRACT

The project is to extend from June 1, 2008 until midnight July 30, 2008.



12. AWARD OF TENDER

- 12.1 The Regional District intends to award the tender based on lowest cost and compliance with the Scope of Work and all specifications herein.
- 12.2 The Contractor will have 7 calendar days to provide documentation verifying required insurance coverage and Workers' Compensation Board coverage upon notification that the Regional District has accepted its Tender.
- 12.3 The Regional District reserves the right to disqualify any tender response that fails to meet any requirement of this Invitation to Tender.
- 12.4 The Regional District reserves the right to not award this Tender for any reason whatsoever, at its sole discretion.
- 12.5 A purchase order issued to the Contractor will indicate acceptance of its Tender. No work will proceed without a purchase order issued by the Regional District.

13. LICENSES, PERMITS AND INSURANCE

- 13.1 The Contractor shall obtain all licenses, permits, approvals, and insurance required under the laws of the Province of British Columbia with regard to its own activity under this Contract. The Contractor shall be registered under the *Workers' Compensation Act*.
- 13.2 The Contractor shall save harmless the Regional District from any liability and the Contractor shall have and maintain commercial general liability insurance coverage in the amount of Two Million (\$2,000,000) dollars per occurrence as a minimum and the Regional District shall be identified as an Additional Insured on the Contractor's insurance policy.
- 13.3 The Contractor shall, for itself and for its employees, assume all risk of accidents, damage, injury or loss resulting from any cause whatsoever in the performance of work.

14. WORKSAFEBC

Prior to undertaking any of the Work in this Contract, the Contractor will provide his WorkSafeBC Number and will keep current all assessments required to be paid in relation to the Tender amount. The Contractor will provide a clearance letter from the Workers' Compensation Board to the Regional District prior to commencement of work.

Where the contractor may not be eligible for WorkSafeBC coverage, the contractor should provide a copy of a letter from the WorkSafeBC confirming ineligibility.

15. INDEMNITY

Notwithstanding the compliance of the Contractor with all the clauses concerning insurance, the Contractor shall indemnify, protect, and save harmless the Regional District, its officers, agents, servants, and employees from and against all actions, claims, demands of any kind, description and all such actions, causes of actions, claims and demands recoverable by any third party from the Regional District or the property of the Regional District, shall be paid by the Contractor. If the Regional District pays, or is required to pay, any damages, costs, or fees on account of the actions, claims and demands herein recited, or if the property of the Regional District shall be charged in any way as a result of the aforesaid actions, causes of actions, claims for demands,



then the Regional District shall be entitled to recover from the Contractor all such damages, costs, fees or other charges together with any costs or expenses incurred in so doing.

16. PAYMENT

16.1 Following completion of work, the Regional District will pay for the work completed to the Regional District's satisfaction, by the thirtieth (30th) day of the month following that for which payment is required on receipt of an invoice from the Contractor.

16.2 The Regional District will inspect the work before making payment.

16.3 The Regional District may withhold 10% of the total payment due under the Tender as a performance assurance holdback. The holdback will be released to the Contractor once the following two conditions have been satisfied:

1. The work has been completed to the satisfaction of the Regional District.
2. The Regional District has received notification from WorkSafeBC that all required WorkSafeBC assessments have been paid for the period covering the Tender term.

16.4 The Regional District may make changes by altering, adding to, or deducting from the Work. The Contractor will proceed with the Work as changed and the Work will be executed under the provisions of the Invitation to Tender. No changes will be undertaken by the Contractor without written order of the Regional District, except in an emergency endangering life or property, and no claims for additional compensation will be valid unless the change was so ordered. The Regional District will entertain no payment for extra work or changes unless a "Change Order" form is completed and signed by the Regional District and the Contractor.

16.5 If, in the opinion of the Regional District, such changes affect the Tender amount, these will be adjusted at the time of ordering the changes. The value of the addition or deduction from the Tender amount will be decided by the Regional District based on a lump sum estimate submitted by the Contractor and accepted by the Regional District.

16.6 No payment will be made for materials supplied by the Regional District.

17. SCOPE OF WORK

The scope of work includes:

1. The Contractor will complete all works associated with this Invitation to Tender in accordance with the attached Appendix 'A' Construction Drawings, including associated notes and specifications, on or before **Wednesday, July 30, 2008**, including:
 - perform all renovation work as indicated;
 - supply all materials and labour necessary to complete the framing and construction of the interior room addition;
 - coordinate all disruptive work with the Canoe Valley Recreation Centre facility manager.
 - coordinate all work to facilitate the installation of the electrical, window and flooring components which are not part of this Tender.



2. The Contractor will perform the work according to the attached drawings and in compliance with the BC Building Code.
3. The Contractor will ensure that all renovation work to the existing recreation centre will not disrupt the normal functional operations of the Canoe Valley Recreation Centre.
4. The Contractor is responsible for the cleanup and disposal of all materials and will leave the building and site in its pre-construction condition.
5. The Contractor will exercise good public relations while fulfilling its responsibilities under the contract and will ensure that its employees do the same.
6. The Contractor will ensure that workers have sufficient knowledge, skill, and experience to properly and safely perform the work.
7. Quoted price is to include all transportation, materials and labour costs.

18. APPENDICES

The following figures are attached for reference only:

- Appendix 'A' – Construction Drawing – April 1, 2008



ACKNOWLEDGEMENT LETTER

The undersigned has received the Tender Document and requests all amendments and addenda.

Signature

Company

Name (please print)

Address

Title

City

Phone Number

Fax Number

Date

We presently intend to _____ provide/ _____ not provide a Tender as requested.

Return immediately to:

Diane Mudle, Structural and Civil Design Technician
Regional District of Fraser-Fort George
155 George Street
Prince George, BC V2L 1P8
Fax Number: (250) 562-8676



TENDERER'S EXPERIENCE IN SIMILAR WORK

Year	Work Performed	Reference Contact (name and phone number)	Value



INVITATION TO TENDER FORM

To supply all equipment, labour, materials, supervision and all things necessary for the construction of a 40'-0" x 20'-0" interior room addition to the existing Canoe Valley Recreation Centre, and any renovations as indicated on Appendix 'A', in accordance with Section 17, Scope of Work.

Contract Tender Price	\$ _____
GST at 5%	\$ _____
Total	\$ <u>_____</u>

Supplier:

NAME _____

ADDRESS _____

CITY _____

PROVINCE _____

POSTAL CODE _____

PHONE NUMBER _____

SIGNATURE OF AUTHORIZED PERSON _____

PRINT NAME _____

TITLE _____

DATE _____

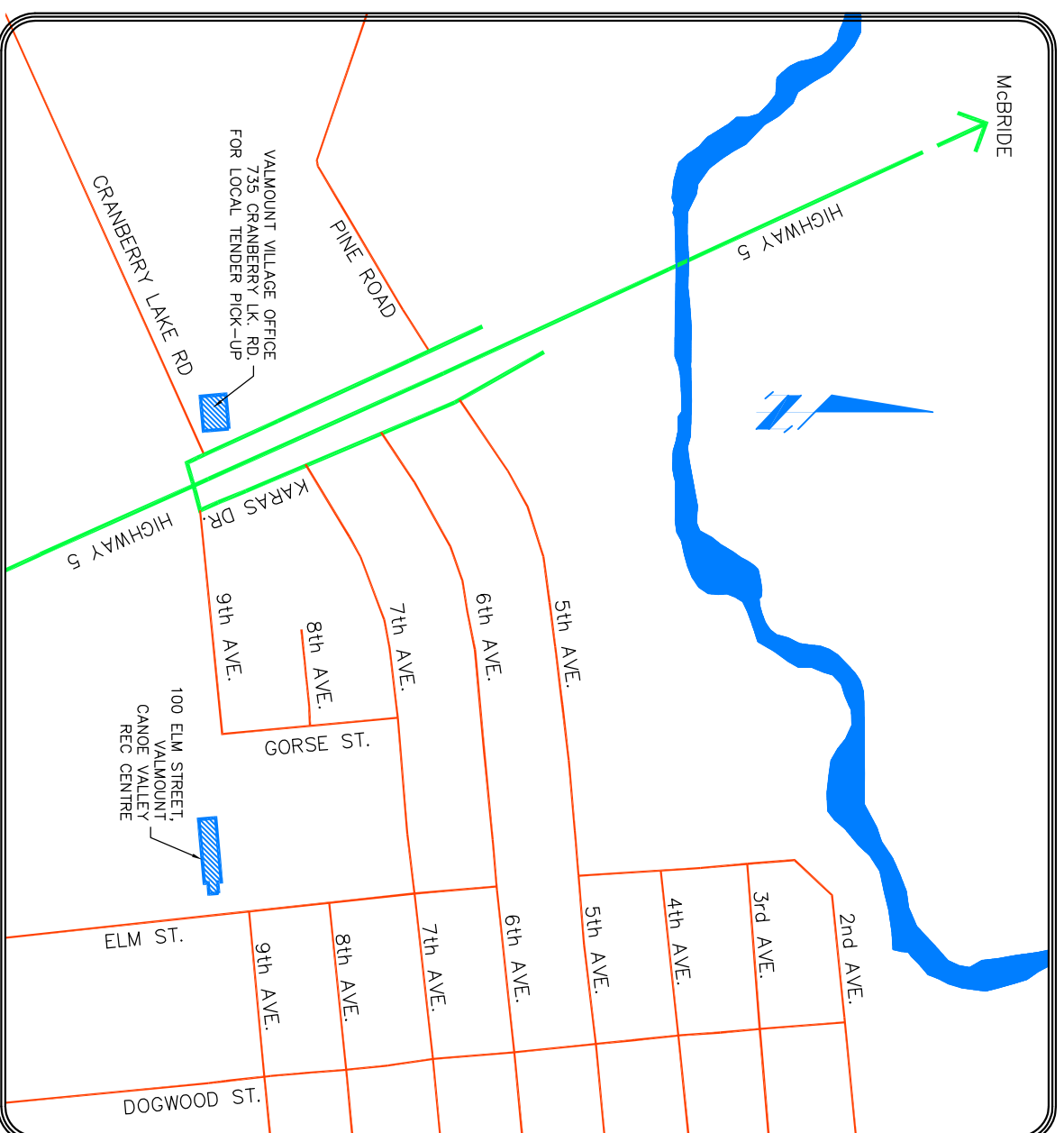
Goods and Services Tax Registration Number _____

WorkSafeBC Registration Number _____

APPENDIX A SHEET INDEX

ST1	MAIN FLOOR KEY PLAN
ST2	INTERIOR ROOM MAIN FLOOR PLAN
ST3	INTERIOR ROOM ROOF PLAN AND GENERAL NOTES
ST4	CROSS SECTIONS AND DETAILS
ST5	FLOOR JOIST LAYOUT
EL1	EXISTING AND NEW ELECTRICAL PLAN

LOCATION MAP



CANOE VALLEY RECREATION CENTRE INTERIOR ROOM ADDITION REGIONAL DISTRICT OF FRASER-FORT GEORGE VALEMOUNT, B.C.

DWG TITLE **TITLE SHEET**
 PROJECT **CANOE VALLEY REC CENTRE INTERIOR ROOM ADDITION**
 CLIENT **REGIONAL DISTRICT OF FRASER-FORT GEORGE**

DATE **APRIL 2008**
 SCALE
 DRAWN BY **DIANE MUDLE**

ENGINEERING DESIGN
 CO-DESIGNER
 checked

PROJ. NO.

DWG NO.

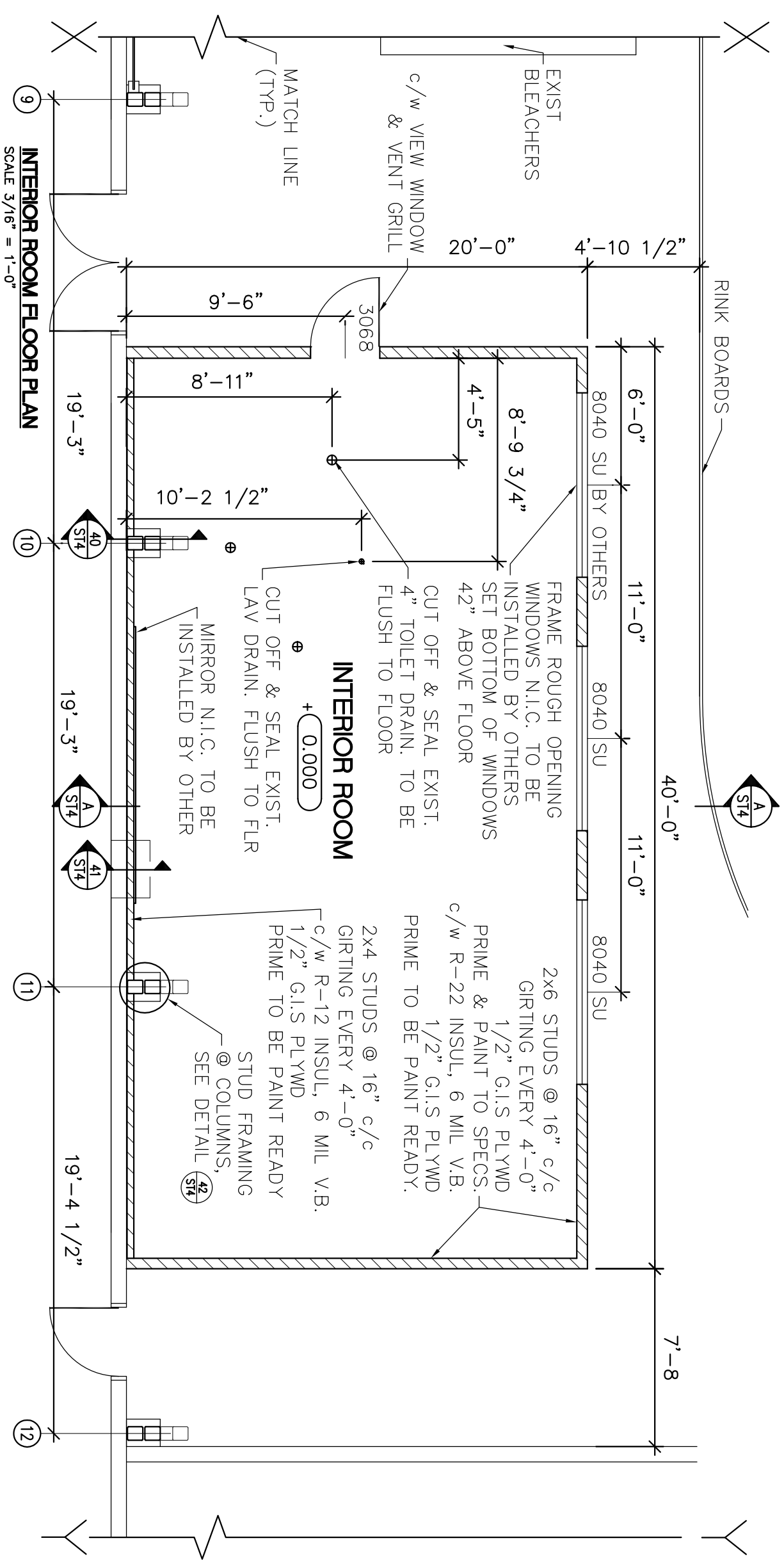
ACAD FILE



REGIONAL DISTRICT
of Fraser-Fort George

155 GEORGE STREET
 PRINCE GEORGE, B. C.
 V2L 1P8

TEL: (250) 960-4400
 FAX: (250) 562-8676
 TOLL FREE: (800) 667-1959
 E-mail: district@rdffg.bc.ca



INTERIOR ROOM FLOOR PLAN
SCALE 3/16" = 1'-0"

LEGEND
 NEW STUD WALL
 TO BE INSTALLED

NOTES:

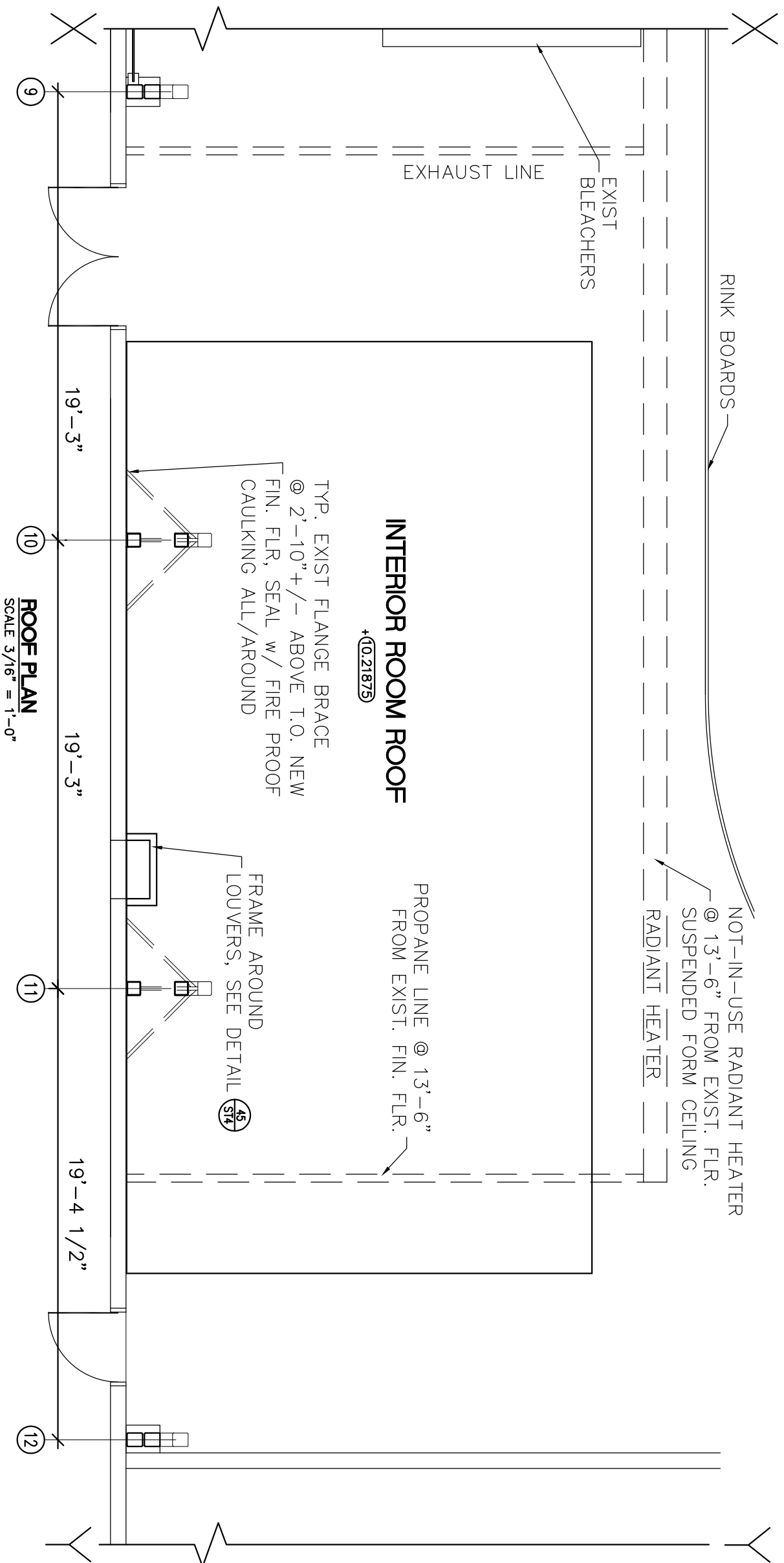
1. DON'T BLOCK UNDER SLAB DRAIN PIPE, WHEN CUTTING OFF & SEALING DISUSED TOILET AND LAV DRAINS.
2. DOOR TO HAVE W.W.M. VIEW WINDOW AND VENT GRILL IN LOWER HALF.
3. FRAME ROUGH OPENINGS FOR WINDOWS, N.I.C. TO BE INSTALLED BY OTHERS.
4. FRAMING CONTRACTOR TO COORDINATE ALL HIS WORK WITH ELECTRICAL, WINDOW AND FLOORING CONTRACTORS.
5. ALL ELECTRICAL TO BE INSTALLED BY OTHERS.
6. ELECTRICAL TO COORDINATE HIS WORK WITH THE FRAMING CONTRACTOR.
 a) WINDOWS AND MIRROR TO BE INSTALLED BY OTHERS,
 b) MIRROR TO BE SHATTERPROOF PLEXIGLAS.
7. FLOORING AND RUBBER COVE TO BE INSTALLED BY OTHERS.
 a) FLOORING TO BE "DINO-FLEX - SPORT MAT" SQUARE, 3/8" THICK, OR EQUAL.
 b) RUBBER COVE TO BE INSTALLED W/ FLOOR ON ALL WALLS, TO MATCH EXIST.

DWG TITLE		FLOOR PLAN	
PROJECT		CANOE VALLEY REC CENTRE INTERIOR ROOM ADDITION	
CLIENT		REGIONAL DISTRICT OF FRASER-FORT GEORGE	
DATE	APRIL 2008	ENGINEERING DESIGN	CO-DESIGNER
SCALE			checked
DRAWN BY DIANE MUDLE			
PROJ. NO.		DWG NO.	ST-2
		ACAD FILE	

REGIONAL DISTRICT
of Fraser-Fort George

155 GEORGE STREET
PRINCE GEORGE, B. C.
V2L 1P8

TEL: (250) 960-4400
FAX: (250) 562-8676
TOLL FREE: (800) 667-1959
E-mail: district@rdffg.bc.ca



GENERAL NOTES:

STANDARD NOTES

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS IN ALL CASES.
2. ALL WORK SHALL CONFORM TO CURRENT BUILDING CODES ADOPTED BY AUTHORITIES HAVING JURISDICTION OR LOCAL BUILDING CODE AND BYLAWS WHICH MAY TAKE PRECEDENCE 2006 B.C.B.C.
3. ALL WORKMANSHIP SHALL BE OF A STANDARD EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE IN OPINION OF THE RDFFG.
4. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.
5. THIS DRAWING SHOWS THE STRUCTURAL ASPECTS OF THE COMPLETED BUILDING. TEMPORARY SCAFFOLDING, BRACING, OR THE SUPPORTING OF THE VARIOUS ASPECTS, AND SITE SAFETY SHALL BE THE RESPONSIBILITY OF THE BUILDER.
6. THE BUILDER SHALL CHECK ALL LEVELS AND DIMENSIONS ON THE JOB SITE AND BE RESPONSIBLE FOR SAME.
7. ANY CUTS OR DAMAGE DONE TO EXISTING AREAS MUST BE MADE GOOD TO THE RDFFG'S SATISFACTION.

WOOD FRAMING

1. ALL CONNECTORS OR JOIST HANGERS TO BE SIMPSON OR APPROVED EQUAL.
2. ALL STRUCTURAL FRAMING MATERIALS TO BE #2 S.P.F. OR BETTER UNLESS NOTED OTHERWISE (I.E., STUDS, JOISTS.)
3. ALL WOOD FRAMING TO BE IN ACCORDANCE WITH THE "BOBC CODE" CAN/CSA-0177-M89, & CSA-086-01.
4. ALL JOISTS AND STUDS AROUND OPENINGS TO BE DOUBLED.

WOOD FRAMING CONTINUED

5. ALL BUILT-UP BEAMS SHALL CONSIST OF NON-SPLICED INDIVIDUAL MEMBERS BETWEEN SUPPORTS AND NAILED TOGETHER WITH 3 ROWS OF NAILS AT 8" O/C.
6. ALL BUILT-UP MEMBERS OR INDIVIDUAL JOISTS FRAMING FLUSH INTO BEAMS OR HEADERS TO BE CONNECTED WITH METAL HANGERS OR FRAMING ANCHORS CAPABLE OF DEVELOPING THE SHEAR STRENGTH OF THE BUILT-UP MEMBER OR JOIST.
7. ALL BUILT-UP POSTS TO BE CONTINUOUS STUDS NAILED TOGETHER AT 6" O/C. NOTIFY BUILDING INSPECTOR AND/OR ENGINEER AT LEAST 24 HOURS PRIOR TO COVERING UP WOOD FRAMING FOR FRAMING INSPECTION.
8. NOTIFY BUILDING INSPECTOR AND/OR ENGINEER AT LEAST 24 HOURS PRIOR TO COVERING UP WOOD FRAMING FOR FRAMING INSPECTION.
9. ALL STRUCTURAL ITEMS MUST BE INSPECTED BY A STRUCTURAL ENGINEER OR BY ANOTHER SUITABLY QUALIFIED PERSON RESPONSIBLE TO THE ENGINEER. (A FINAL INSPECTION WILL BE REQUIRED PRIOR TO RECTIFICATION OF EXISTING BUILDING.)
10. CONTRACTORS, SUBCONTRACTORS AND TRADESMEN SHALL INSTALL ALL MATERIALS, EQUIPMENT, AND COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND WITH METHODS OF GOOD BUILDING PRACTICE, WITH CARE, AND WITH CRAFT.
11. DO NOT CUT AND PATCH OR ALLOW STRUCTURAL WORK IN SUCH A MANNER AS TO REDUCE THE LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO OF STRUCTURALLY ESSENTIAL MEMBERS.
12. WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH 6 MIL POLY.

FINISHING

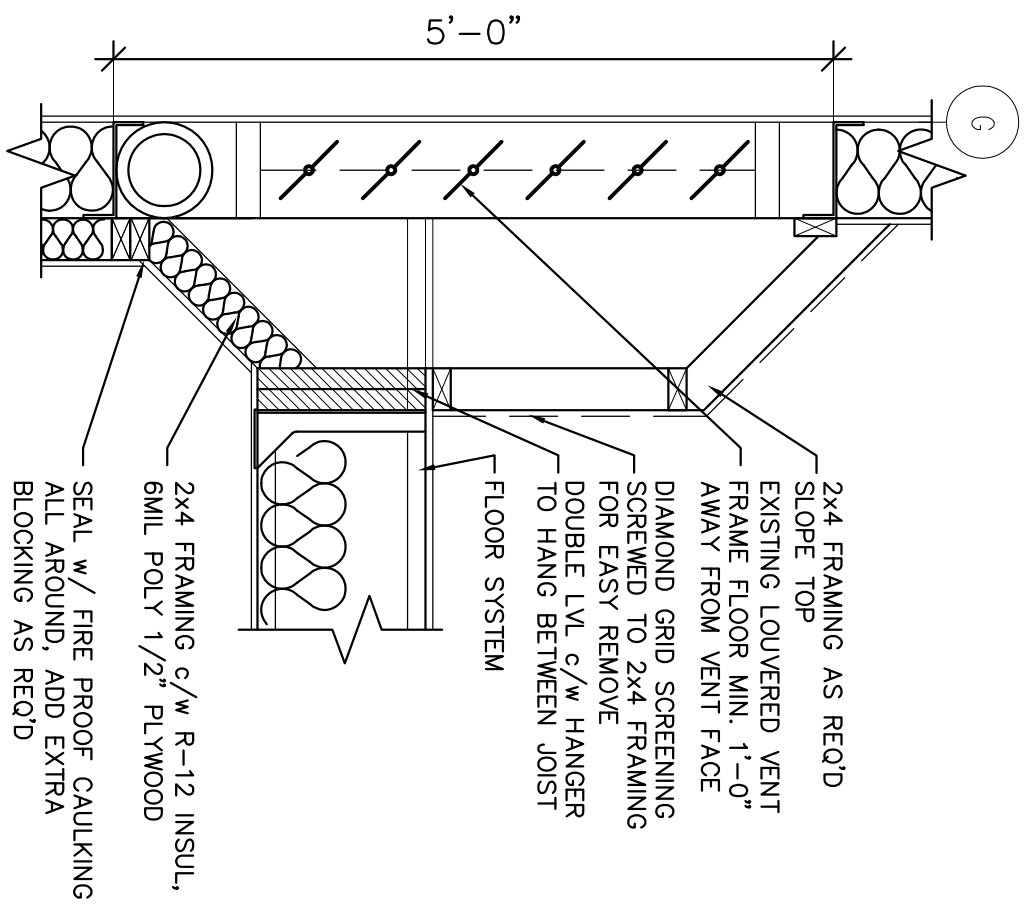
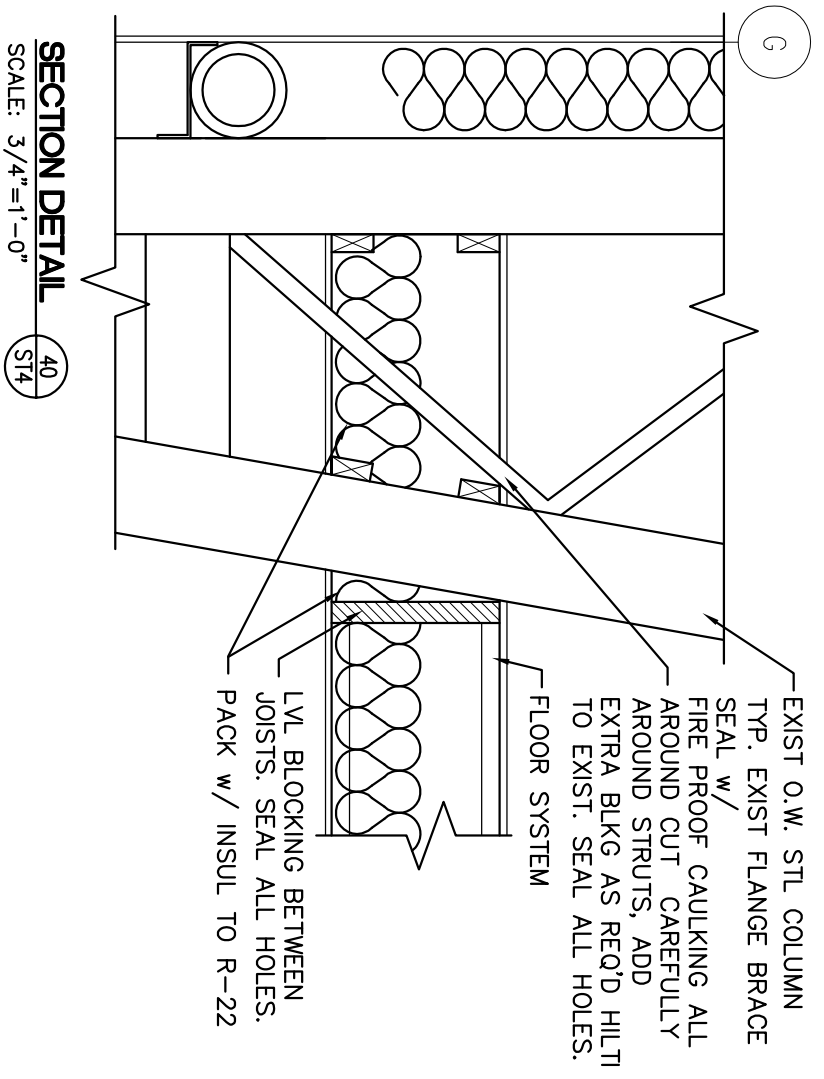
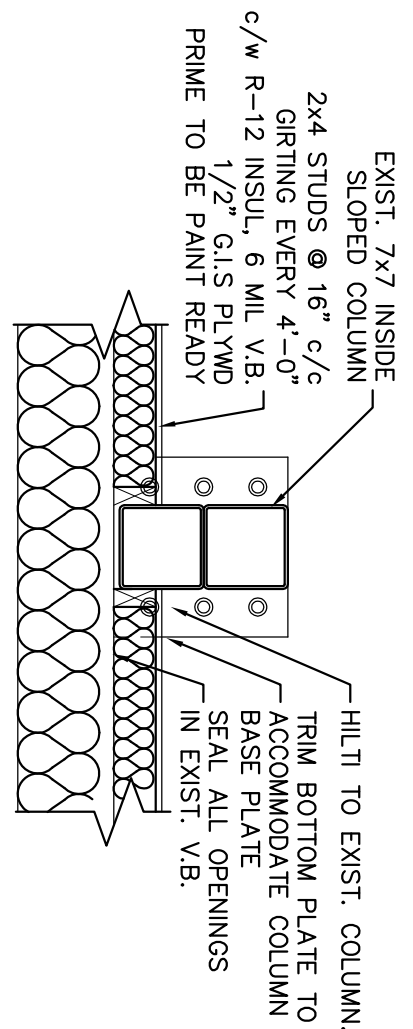
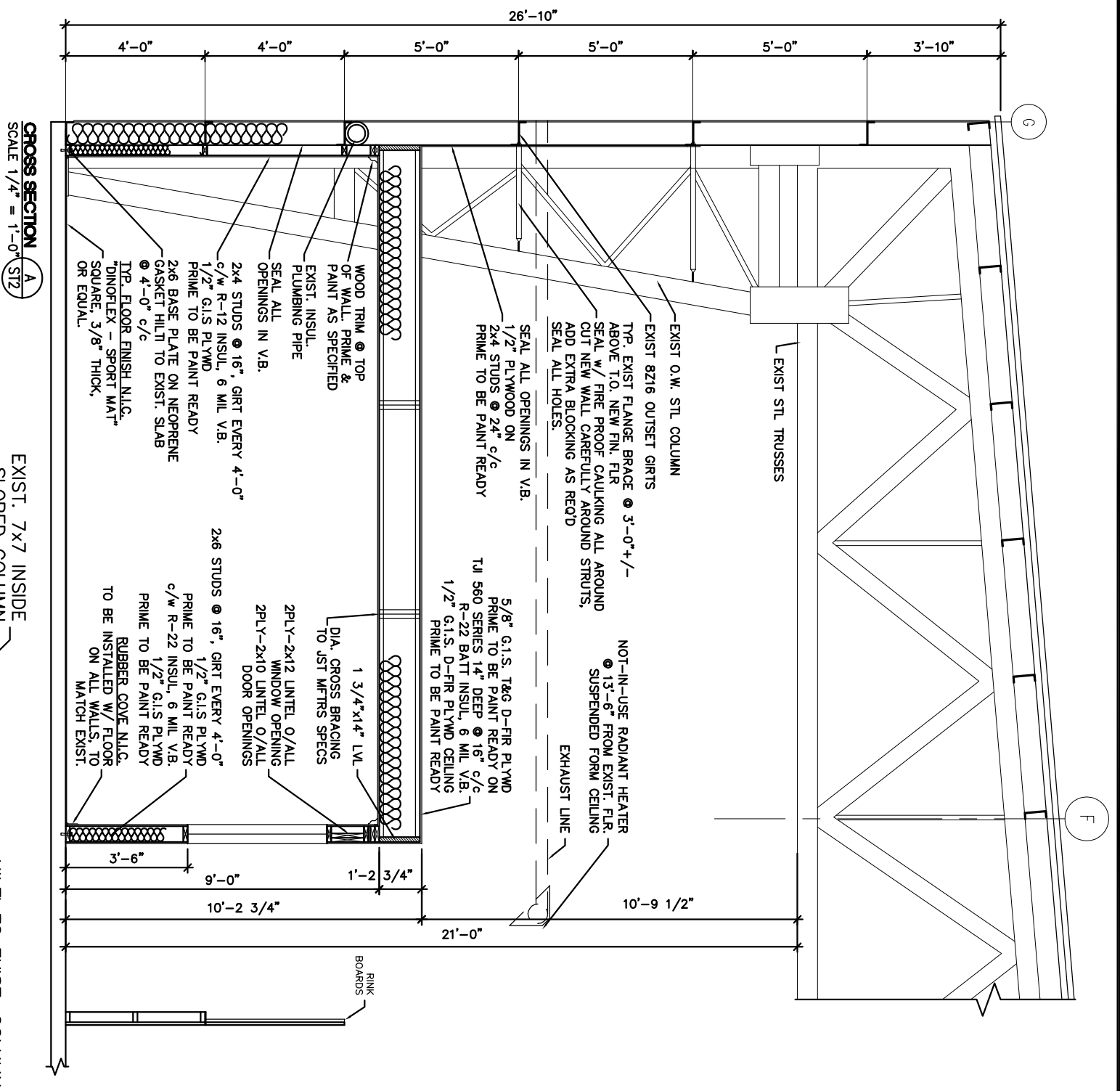
1. ALL INTERIOR AND EXTERIOR FINISHING SHALL BE SPECIFIED BY OWNER.
2. ANY FINISHING SHOWN ON PLANS SHALL BE CONFIRMED BY OWNER.
3. INTERIOR DOORS & FRAMES SHALL BE 16 ga METAL & BE SELF CLOSING
4. FIRE RATED CAULKING AROUND ALL PENETRATION IN THE FLOOR & WALLS.
5. FIXTURES AND HARDWARE TO BE CONFIRMED.
6. NEW WOODWORK TO HAVE ONE COAT PRIMER AND BE PAINT READY.

DWG TITLE		ROOF PLAN AND GENERAL NOTES	
PROJECT		CANOE VALLEY REC CENTRE INTERIOR ROOM ADDITION	
CLIENT		REGIONAL DISTRICT OF FRASER-FORT GEORGE	
DATE	APRIL 2008	ENGINEERING DESIGN	CO-DESIGNER
SCALE			checked
DRAWN BY DIANE MUDLE			
PROJ. NO.		DWG NO.	ST-3
		ACAD FILE	

REGIONAL DISTRICT
of Fraser-Fort George

155 GEORGE STREET
PRINCE GEORGE, B. C.
V2L 1P8

TEL: (250) 960-4400
FAX: (250) 562-8676
TOLL FREE: (800) 667-1959
E-mail: district@rdffg.bc.ca

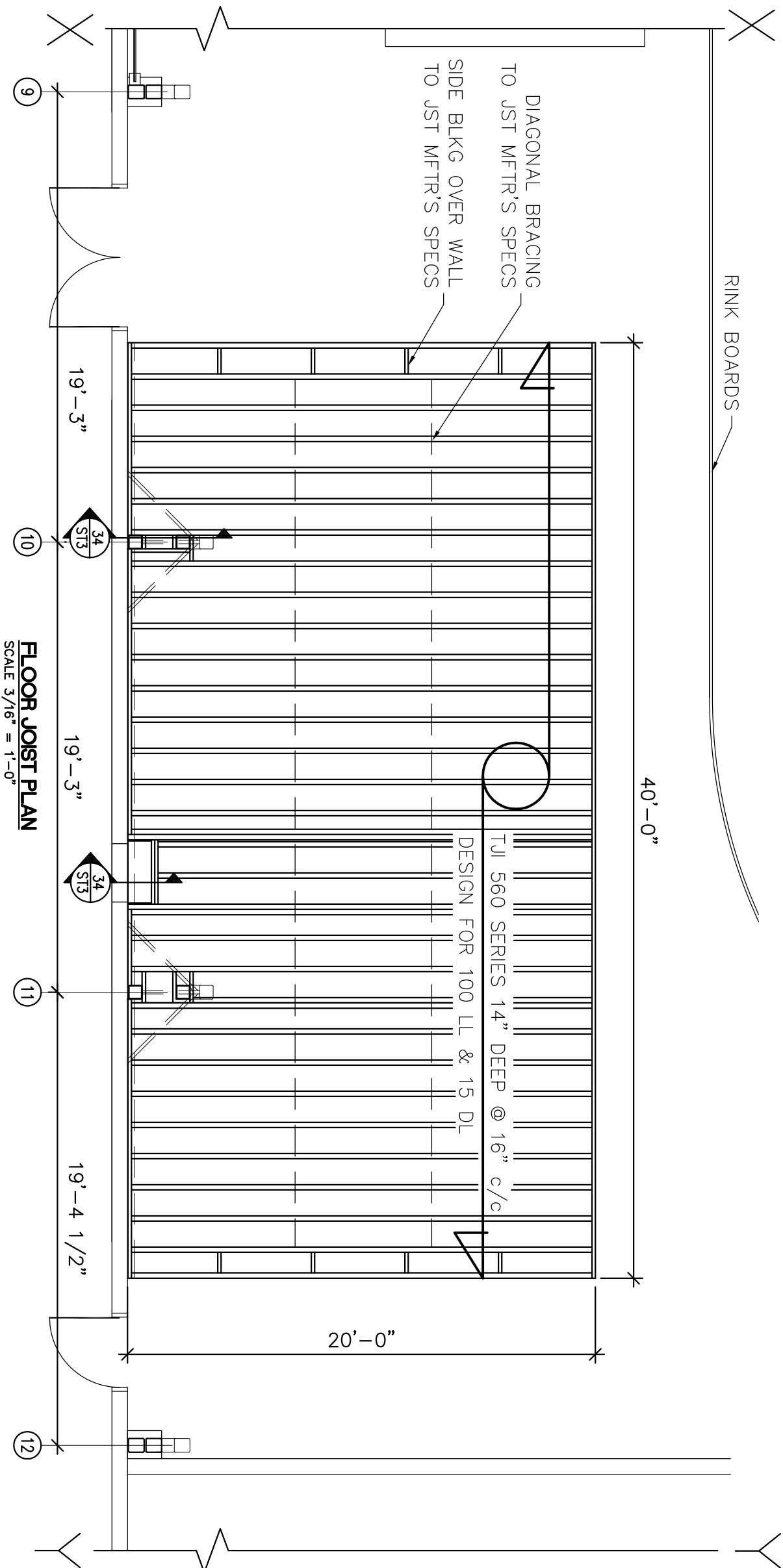


DWG TITLE	CROSS SECTIONS AND DETAILS		
PROJECT	CANOE VALLEY REC CENTRE INTERIOR ROOM ADDITION		
CLIENT	REGIONAL DISTRICT OF FRASER-FORT GEORGE		
DATE	APRIL 2008	ENGINEERING DESIGN	
SCALE		CO-DESIGNER	
DRAWN BY	DIANE MUDLE	checked	
PROJ. NO.		DWG NO.	ST-4
		ACAD FILE	

REGIONAL DISTRICT
of Fraser-Fort George

155 GEORGE STREET
PRINCE GEORGE, B. C.
V2L 1P8

TEL: (250) 960-4400
FAX: (250) 562-8676
TOLL FREE: (800) 667-1959
E-mail: district@rdffg.bc.ca



FLOOR JOIST PLAN
SCALE 3/16" = 1'-0"

GENERAL NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS IN ALL CASES.
2. ALL WORK SHALL CONFORM TO CURRENT BUILDING CODES ADOPTED BY AUTHORITIES HAVING JURISDICTION OR LOCAL BUILDING CODE AND BYLAWS WHICH MAY TAKE PRECEDENCE 2006 B.C.B.C.
3. ALL WORKMANSHIP SHALL BE OF A STANDARD EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE IN OPINION OF ENGINEER.
4. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.
5. FLOOR TRUSS MANUFACTURE TO PROVIDE ALL REQUIRED HARDWARE AND FRAMING DETAILS.
6. FLOOR TRUSSES TO BE DESIGNED FOR COMMERCIAL APPLICATION MIN.: 100 LB LIVE LOAD, 15 LB DEAD LOAD.
7. FLOOR TRUSS DEPTH AND SPACING ARE THE PREFERRED MIN. TO BETTER ACCOMMODATE RECESSED LIGHTING BUT MAY CHANGE TO MEET ENGINEER'S AND TRUSS MANUFACTURE'S SPECIFICATIONS.
8. VERIFY WITH ENGINEER THE FLOOR TRUSS SPECIFICATIONS BEFORE ORDERING MAKE ADJUSTMENTS ON SITE AS REQUIRED TO SUIT.
9. THESE DRAWINGS ARE PROVIDED TO INDICATE THE SCOPE OF WORK AND DO NOT PURPORT TO BE COMPLETE.

DWG TITLE **FLOOR JOIST LAYOUT**
 PROJECT **CANOE VALLEY REC CENTRE INTERIOR ROOM ADDITION**
 CLIENT **REGIONAL DISTRICT OF FRASER-FORT GEORGE**

DATE **APRIL 2008**
 SCALE
 DRAWN BY **DIANE MUDLE**

ENGINEERING DESIGN
 CO-DESIGNER
 checked

PROJ. NO. DWG NO. **ST-5** ACAD FILE



REGIONAL DISTRICT
of Fraser-Fort George

155 GEORGE STREET
 PRINCE GEORGE, B. C.
 V2L 1P8

TEL: (250) 960-4400
 FAX: (250) 562-8676
 TOLL FREE: (800) 667-1959
 E-mail: district@rdffg.bc.ca