



Invitation to Tender

CITY OF KENORA

INVITATION TO TENDER / ADVERTISEMENT

Sealed Tenders for: Lake of the Woods Museum Roof & Solar (the "Project")
Tender Number: 781-001-23

Will be received
by:

City of Kenora
(the "City")

at:

1 Main Street South
Kenora, ON P9N 3X2
Attention: City Clerk

Time and date for Tender Closing is:

11:00:00 a.m. CDT on Thursday, March 26, 2026
(the "Tender Closing")

1. The work to be undertaken generally involves, but is not necessarily limited to:

The demolition of the existing roofing system including shingles, soffit, fascia, eavestrough, and downspouts prior to replacement with rigid insulation, metal roofing, and new soffit, fascia, and rainwater collection. The work also involved the supply and installation of new solar panels and associated equipment including connections to the electrical system in the basement (the "Work") as set out in the drawings and specifications included with this Invitation to Tender. The construction activities shall include all ancillary components including, but not limited to, cabling, roof and wall penetrations, weatherproofing, coordination with the utility provider, commissioning, and general patching/painting as required.

2. A mandatory site meeting will be held on Thursday, March 5, 2026 at 11:00 am CST as outlined in Section 01 31 19 of the specifications.
3. The CITY's consultant for the Project is TBT Engineering Consulting Group.
4. The Successful Bidder shall achieve Ready-for-Takeover of the Work for the Project by September 30, 2026.
5. All written inquiries regarding the technical aspects of the drawings and specifications for the Work shall be emailed to Chris Lock, General Manager, Capital Project Delivery (clock@kenora.ca), however the bidder(s) acknowledge and agree that the City does not have an obligation to provide a response to any written inquiry and that it is in the sole and unfettered discretion of the City to provide any written response to a written inquiry. Telephone inquiries and email inquiries will not be replied to.
6. Submission of a tender by a Bidder gives the City the right to require the Bidder to execute the contract to perform the Work as set out within the tender documents. Tenders may not be withdrawn after the Tender Closing and will be irrevocable and open for acceptance by the City for a period of sixty (60) days following the end of the day of the Tender Closing.



INSTRUCTIONS TO TENDERERS

**City OF KENORA
ITT #781-001-23**

INSTRUCTIONS TO TENDERERS

1 BACKGROUND

- 1.1 The City of Kenora (the “City”) is seeking tenders for the Lake of the Woods Museum Roof & Solar (the “Project”) which is expected to generally involve but not be limited to the demolition of the existing roofing system including shingles, soffit, fascia, eavestrough, and downspouts prior to replacement with rigid insulation, metal roofing, and new soffit, fascia, and rainwater collection. The work also involved the supply and installation of new solar panels and associated equipment including connections to the electrical system in the basement (the “Work”). The construction activities shall include all ancillary components including, but not limited to, cabling, roof and wall penetrations, weatherproofing, coordination with the utility provider, commissioning, and general patching/painting as required. The Work is more particularly set out in Appendix C – Drawings & Technical Specifications attached to these Instructions to Tenderers.

2 SUBMISSION OF TENDERS

- 2.1 The City will receive sealed tenders until **11:00:00 a.m. CDT on Thursday, March 26, 2026** (“Tender Closing”).
- 2.2 Each Tender shall be addressed to the City in a sealed envelope clearly marked with the Tenderer’s name, address and tender number. The sealed envelope containing the Tender shall be delivered before the Tender Closing to the City in accordance with the Invitation to Tender and the Instructions to Tenderers at:

**City of Kenora
1 Main Street South
Kenora, ON P9N 3X2
Attention: Heather Pihulak, City Clerk**

- 2.2.1 Emailed tenders will not be accepted.
- 2.2.2 Electronic submission of tenders through bidding websites will not be accepted.
- 2.2.3 Faxed tenders will not be accepted and will be returned to the Tenderer.
- 2.3 In the event of a dispute or issue about whether or not a tender complies with the Instructions to Tenderers, the City reserves the right to retain and open a copy of the tender in question in order to seek and obtain a legal opinion in relation thereto. The opening of a tender does not in any way constitute an admission by the City as to the compliance, or not, of the subject tender.

3 TENDER FORM

- 3.1 Each Tenderer shall submit a complete tender on the Tender Form which forms part of the Tender Documents with the blank spaces filled in. The tender sum must be written in words as well as figures, and must be for a sum in Canadian Dollars including all tariffs, freight, duties and taxes other than the Harmonized Sales Tax

which must be shown as a separate amount unless otherwise specifically stipulated (hereinafter referred to as the "Tender Sum"). In the event of a discrepancy between an amount written in words and an amount written in figures, the amount written in words shall be deemed the intended amount. Tenders shall be written in English.

- 3.2 Notwithstanding the foregoing, the City shall be entitled to accept a Tender in such form as the City in its sole and unfettered discretion deems acceptable irrespective of irregularities whether of a trivial or substantial nature, or whether the Tender is noncompliant in a trivial or substantial manner.
- 3.3 The City shall not be obligated to accept Tenders that are unsigned, incomplete, conditional, illegible, unbalanced, obscure, contain irregularities of any kind, or contain mathematical or calculation errors of any kind. On Unit Price Tenders, if there is a discrepancy found between the unit price and the extended amount, the unit price shall be deemed to represent the intention of the Tenderer. Discrepancies between words and figures will be resolved in favour of the words. Discrepancies between the indicated sum of any figures and the correct sum thereof will be resolved in favour of the correct sum. Any discrepancies between the Tender Form and a post Tender Closing submission required by the Tender Documents will be resolved in favour of the post Tender Closing submission.
- 3.4 Tenders shall not be withdrawn, modified or clarified after being delivered in accordance with the Tender Documents unless such withdrawal, modification or clarification is made in writing and actually received by Heather Pihulak, City Clerk of the City prior to the Tender Closing. Any withdrawal, modification or clarification of the Tender must be followed by a letter of confirmation signed and sealed in the same manner as the Tender and delivered to the address for the City in the Invitation to Tender within 48 hours of the Notice of the Withdrawal, Modification or Clarification.

4 THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

- 4.1 All documents submitted to the City will be subject to the protection and disclosure provisions of Ontario's *Freedom of Information and Protection of Privacy Act* ("FOIP"). FOIP allows persons a right of access to records in the City's custody or control. It also prohibits the City from disclosing the Tenderer's personal or business information where disclosure would be harmful to the Tenderer's business interests or would be an unreasonable invasion of personal privacy as defined in sections 17 and 21 of FOIP. Tenderers are encouraged to identify what portions of their submissions are confidential and what harm could reasonably be expected from its disclosure. However, the City cannot assure Tenderers that any portion of the Tenderer's documents can be kept confidential under FOIP.

5 TENDER DOCUMENTS

5.1 The documents for the Tender are:

- Invitation to Tender
- Instructions to Tenderers
- Appendix A – Tender Form
- Appendix B – General Specifications
- Appendix C – Drawings & Technical Specifications

(hereinafter collectively referred to as the “Tender Documents”)

By submitting its Tender, the Tenderer acknowledges and agrees that it has received and reviewed the Tender Documents.

6 VARIATION IN TENDER DOCUMENTS AND NO IMPLIED OBLIGATIONS

6.1 The Tenderer shall carefully examine the Tender Documents. Any errors, omissions, discrepancies or clauses requiring clarification shall be reported in writing to the City at least 10 calendar days prior to the Tender Closing. Where necessary the City shall respond to reported errors, omissions, discrepancies or clauses requiring clarification by way of Addenda.

6.2 Should a Tenderer fail to report any such errors, omissions, discrepancies or clauses requiring clarification at least 10 calendar days prior to the Tender Closing, the City shall be the sole judge as to the intent of the Tender Documents.

6.3 No implied obligation of any kind by or on behalf of the City shall arise from anything in the Tender Documents, and the express covenants and agreements contained in the Tender Documents and made by the City, are and shall be the only covenants and agreements that apply.

6.4 Without limiting the generality of Article 6.3, the Tender Documents supercede all communications, negotiations, agreements, representations and warranties either written or oral relating to the subject matter of the Tender made prior to the Tender Closing, and no changes shall be made to the Tender Documents except by written Addenda.

7 ADDENDA

7.1 Any changes to the Tender shall be in writing in the form of Addenda. Any Addenda issued to the Tender shall form part of the Tender Documents, whether or not the receipt of same has been acknowledged by a Tenderer, and the cost for doing the work therein shall be included in the Tender Sum. Verbal representations shall not be binding on the City nor form part of the Tender Documents. Technical inquiries into the meaning or intent of the Tender Documents must be submitted in writing to the person identified in Article 2.1 of the Instructions to Tenderers.

8 TENDER

- 8.1 Tenderers submitting Tenders shall be actively engaged in the line of work required by the Tender Documents and shall be able to refer to work of a similar nature performed by them. They shall be fully conversant with the general technical phraseology in the English language of the lines of work covered by the Tender Documents.
- 8.2 Each Tenderer shall review the Tender Documents provided by the City and confirm that it is in possession of a full set of Tender Documents when preparing its Tender.
- 8.3 Tenders shall be properly executed in full compliance with the following requirements:
 - 8.3.1 The signatures of persons executing the Tender must be in their respective handwriting; and
 - 8.3.2 If the Tender is made by a limited company, the full name of the company shall be accurately printed immediately above the signatures of its duly authorized officers and the corporate seal shall be affixed;
 - 8.3.3 If the Tender is made by a partnership, the firm name or business name shall be accurately printed above the signature of the firm and the Tender shall be signed by a partner or partners who have authority to sign for the partnership;
 - 8.3.4 If the Tender is made by an individual carrying on business under the name other than its own, its business name together with its name shall be printed immediately above its signature or
 - 8.3.5 If the Tender is made by a sole proprietor who carries on business in its own name, the proprietor shall print its name immediately below its signature.
- 8.4 Tenders received from agents representing principals must be accompanied by a Power of Attorney signed by the said principals showing that the agents are duly authorized to sign and submit the Tender and have full power to execute the Contract on behalf of their principals. The execution of the Contract will bind the principals and have the same effect as if it were duly signed by the principals.

9 TENDER DEPOSIT

- 9.1 The Tenderer is required to submit with its Tender, a Consent of Surety and a Bid Bond in a form acceptable to the City, or in lieu of a Bid Bond, a Tenderer may submit, along with a Consent of Surety, a certified cheque or an irrevocable letter of credit in favour of the City equal to 10% of the Tender Sum as a guarantee that, if awarded the contract for the Work, the Tenderer will execute a contract.
- 9.2 The Bid Bonds, certified cheques or irrevocable letters of credit of the unsuccessful Tenderers shall be returned as soon as possible after the Contract has been duly executed by the Successful Tenderer.

- 9.3 The City will not pay any interest on money furnished as security.
- 9.4 The Bid Bond and Consent of Surety shall be issued by a Surety Company licensed in the Province of Ontario and satisfactory to the City.

10 PERFORMANCE AND LABOUR AND MATERIAL PAYMENT BONDS

- 10.1 The Successful Tenderer shall be required to furnish at its own expense a Performance Bond and Labour and Materials Payment Bond. For the purposes of this Article, both of these bonds shall be referred to as the "Bonds".
- 10.2 The Performance Bond shall guarantee the faithful performance of the Contract, and in default thereof, shall protect the City against any losses or damage arising by reason of failure of the Successful Tenderer to faithfully perform the Contract.
- 10.3 The Bonds are to be issued by a Surety Company licensed in the Province of Ontario and satisfactory to the City in the amount of 50% of the Contract Price.
- 10.4 The Performance Bond shall remain in force as a Maintenance Bond for the Warranty Period as defined in the Contract.
- 10.5 The Bonds shall be in the form set out in the Tender Documents or in such other form as may be acceptable to the City.
- 10.6 The City may consider alternate forms of security in lieu of the Bonds. The Tenderer shall make known any alternative form of security it wishes the City to consider and obtain the City's approval prior to submitting a Tender.
- 10.7 The Successful Tenderer shall provide all required Bonds to the City no later than ten (10) working days after receipt of the Letter of Intent from the City provided in accordance with Article 16.
- 10.8 The Successful Tenderer shall supply all required Bonds before any Work is undertaken by the Successful Tenderer.
- 10.9 No payment shall be made by the City to the Successful Tenderer for any of the Work performed by the Successful Tenderer until the required Bonds have been provided.

11 INSURANCE

- 11.1 The Tender shall be accompanied by a Certificate of Insurance, certifying that the insurance as required by the Contract, is in place or, if the required insurance is not in place, by a Letter of Insurability or Undertaking of Insurance in standard form from the Tenderer's Insurance Broker certifying that the required insurance will be issued to the Tenderer if the Tenderer is the Successful Tenderer.
- 11.2 The Successful Tenderer shall be required to secure and maintain at its own expense the insurance provided for in the Contract.

- 11.3 The Successful Tenderer shall provide all required insurance to the City no later than ten (10) working days after receipt of a Letter of Intent from the City provided in accordance with Article 16.

12 COMMENCEMENT AND COMPLETION OF WORK

- 12.1 The Successful Tenderer shall commence the Work within ten (10) working days after receipt of the Letter of Intent from the City and shall achieve Ready-for-Takeover of the Work by September 30, 2026.

13 SITE CONDITIONS

- 13.1 The Tenderer is responsible for inspecting the site(s) of the Work and for making whatever inquiries or arrangements necessary for it to become fully informed of the nature of the site(s) of the Work, including the soil structure and topography of the site(s), and of the Work to be performed and all matters which may in any way affect the Work. Without limiting the foregoing, by the submission of its Tender, the Tenderer acknowledges that it has investigated and satisfied itself as to:

- a) the nature of the Work;
- b) the location and all conditions relating to the location of the Work including, but not limited to, accessibility, general character, surface and sub-surface conditions, soil structure, utilities, road, uncertainties of seasonal weather and all other physical, topographical, geological and geographic conditions;
- c) the general character, conditions, laws and restrictions applicable to the Work that might affect the performance of the Work;
- d) all environmental risks, conditions, laws and restrictions applicable to the Work that might affect the Work; and
- e) the magnitude of the work required to execute and complete the Work.

- 13.2 The Tenderer is fully responsible for obtaining all information required for the preparation of its Tender and for the execution of the Work. The City is not responsible for undertaking any investigations to assist the Tenderer. Any information, plans, drawings, shop drawings or existing equipment or facilities, photos of the original construction, reports or other documents which are not included or referred to in the Tender Documents (the "Non-Tender Information"), form no part of this Tender. The City and the City's Consultants assume no responsibility of any kind whatsoever arising from or relating to its failure to include or refer to such Non-Tender Information. Tenderers who obtain or rely upon such Non-Tender Information or other documents, do so entirely at their own risk.

- 13.3 The Tenderer's obligation to become familiar with the information described in Article 13.1 is not lessened or discharged by reason of any technical reports, including soils reports or data, test hole drilling reports or other soils information, made available or supplied in conjunction with the tendering process. Any technical reports so provided are for information only and neither the City nor the City's Consultants accept or assume any responsibility for the contents or accuracy of such technical reports and the Tenderer agrees that the City, the City's Consultants and their representatives shall not be liable in any way to the Tenderer in respect of such technical reports. The Tenderer further agrees that it shall not rely upon any

oral information provided to it by the City, the City's Consultants or their representatives.

14 PRIME COST AND CONTINGENCY SUMS

- 14.1 The Tenderer shall include in its Tender Sum any prime cost sums or contingency sums. The Harmonized Sales Tax shall be shown as a separate amount.

15 PERMITS AND INSPECTIONS

- 15.1 The Tenderer shall include in its Tender Sum the cost of permits and inspections required by any governmental or other authority having jurisdiction or as required to fully perform the Work in accordance with the Contract.

16 SUCCESSFUL TENDERER

- 16.1 Award of Contract by the City occurs once the Tenderer receives a Letter of Intent duly executed by Greg Breen, Director, Infrastructure & Operations.

- 16.2 Following the receipt of the Letter of Intent, the Successful Tenderer shall provide a Certificate of Insurance unless previously provided.

16.2.1 Upon the Successful Tenderer complying with the requirements of both Articles 16.2 and 16.4, the certified cheque or Bid Bond or irrevocable letter of credit, as the case may be, shall be returned to the Successful Tenderer.

16.2.2 If the Successful Tenderer fails to comply with either or both of the requirements of Articles 16.2 and 16.4, the certified cheque or Bid Bond or irrevocable letter of credit, as the case may be, shall be forfeited to the City as compensation for damages the City may suffer.

- 16.3 The forfeiture of a Successful Tenderer's certified cheque or Bid Bond or irrevocable letter of credit shall not be construed as a waiver of any rights or remedies which the City may have against such Tenderer for loss or damages incurred or suffered in excess of the amount of such certified cheque or Bid Bond or irrevocable letter of credit.

- 16.4 Within ten (10) working days of receipt of the Contract from the City, the Successful Tenderer shall duly execute the Contract and return the Contract to the City.

16.4.1 The Contract shall be a standard CCDC 2 – 2020 contract as amended by the specifications.

- 16.5 Within twenty (20) working days of receipt of a Letter of Intent in accordance with Article 16.1, the Successful Tenderer shall submit a proposed Construction Schedule showing the anticipated time of commencement and completion of each of the various operations to be performed under the Contract.

17 TENDER EVALUATION CRITERIA

- 17.1 Each Tender will be evaluated on the basis of the criteria listed below and the City will have the sole and unfettered discretion to award up to the maximum number of points for each criteria as listed below. By submitting a Tender, the Tenderer acknowledges and agrees that the City has, and it is hereby entitled to exercise, the sole and unfettered discretion to award the points for the evaluation of the noted criteria.
- 17.2 By submitting its Tender, each Tenderer acknowledges and agrees that it waives any right to contest in any legal proceedings, the decision of the City to award points in respect of the criteria noted below. The criteria and the maximum number of points for each criteria are as follows:

17.2.1 Price – 100 points

18 WORKERS' COMPENSATION

- 18.1 Each Tenderer is to submit with its Tender, a letter of account from the Workers' Compensation Board – Ontario. This letter is to be current and not dated 14 calendar days prior to the Tender Closing.
- 18.1.1 Where a Tenderer is based outside the jurisdiction of Ontario, they shall provide a clearance certificate or letter indicating good standing from the Workers' Compensation Board in their jurisdiction. Upon award of the work, the Tenderer shall register within ten (10) days with the Ontario Workplace Safety & Insurance Board (WSIB), as required by the applicable legislation.
- 18.2 The Tenderers who do not have an account with the Workers' Compensation Board- Ontario shall provide with their Tender evidence of a subcontractor or other company that will carry such coverage on their behalf.
- 18.3 If the Tenderer is performing work in any exempt industry within the meaning of the Workers Compensation Board Act (the "WCB Act") and does not carry coverage, the Tenderer acknowledges that
- 18.3.1 the City is subject to a deeming order under s. 14(2) of the WCB Act (the "Deeming Order"); and
- 18.3.2 the Deeming Order states that all of the Tenderer's employees, directors, proprietors, partners or employees are deemed to be City employees for the purposes of the WCB Act while performing work for the City; and
- 18.3.3 the effect of the Deeming Order is that the Tenderer's employees, directors, proprietors and partners who are injured while performing work for the City under the Contract, have no right to sue anyone and are limited to a claim under the WCB Act.
- 18.4 The Tenderer shall communicate the existence and effect of the Deeming Order to all of its employees, directors, proprietors, partners or employees.

- 18.5 The City may reject any Tender which fails to comply with the provisions set out in Article 18.

19 REGISTRATION

- 19.1 Prior to commencing the Work, the Successful Tenderer shall obtain all authorizations required by the laws of the Province of Ontario and of the Country of Canada enabling it to carry on business to complete the Work required under the Contract. Failure to be properly authorized shall entitle the City to forthwith terminate the Contract without compensation.

20 TENDERS EXCEEDING BUDGET

- 20.1 In addition to the rights contained within Article 20 herein, if the Tender Sum of every Tenderer exceeds the amount the City has budgeted for the Work, the City may reject all Tenders or attempt to negotiate a lower price with the Tenderer who, in the sole and unfettered discretion of the City, has submitted the most advantageous Tender.
- 20.2 Each Tenderer acknowledges and agrees that the City has the sole and unfettered discretion to employ any criteria in order to determine the Tender most advantageous to the City, that the City has no obligation to neither disclose such criteria nor employ the criteria listed outlined in Article 17 Tender Evaluation Criteria.
- 20.3 By submitting its Tender, each Tenderer waives its right to contest in any action, application, case or legal proceeding in any court, the decision which the City may pursue under Article 20.1 and 20.2 herein.
- 20.4 If the Tender Sum of every Tenderer exceeds the amount budgeted for the Work and the City negotiates with the Tenderer who has submitted the Tender considered most advantageous to the City:
- 20.4.1 All statements made by either side in the course of negotiation are without prejudice and confidential;
 - 20.4.2 In particular, the City's attempt to negotiate with such Tenderer does not constitute a rejection of its Tender; and
 - 20.4.3 The City will not attempt to obtain a lower price for the same work that the Tenderer originally bid on, but may attempt to obtain a lower price for an altered scope of work. In no event will the City be obliged to disclose the amount budgeted for the Work.

21 CERTIFICATE OF RECOGNITION ("C.O.R.") SAFETY PROGRAM REQUIREMENT

- 21.1 Not required.

22 CANADIAN FREE TRADE AGREEMENT

- 22.1 The provisions of the Canadian Free Trade Agreement ("CFTA") apply to this Tender.

23 ACCEPTANCE OR REJECTION OF TENDERS

23.1 As it is the purpose of the City to obtain the Tender most suitable and most advantageous to the interests of the City, and notwithstanding anything else contained within the Tender Documents, the City reserves the right, in its sole and unfettered discretion, to reject or accept any Tender, including the right to reject all Tenders. Without limiting the generality of the foregoing, any Tender which

23.1.1 is incomplete, obscure, irregular or unrealistic;

23.1.2 is non-compliant in a trivial/immaterial or substantial/material manner, or conditional;

23.1.3 has erasures or corrections;

23.1.4 omits a price on any one or more items in the Tender;

23.1.5 fails to complete the information required in the Tender;

23.1.6 is accompanied by an insufficient certified cheque, irrevocable letter of credit or by a Bid Bond in an unsatisfactory form,

may at the City's sole and unfettered discretion be rejected or accepted. Further, a Tender may be rejected or accepted on the basis of the City's unfettered assessment of its best interest, which includes the City's unfettered assessment as to a Tenderer's past work performance for the City or for anyone else or as to a Tenderer's financial capabilities, completion schedule, or ability to perform the Work, or the City's desire to reduce the number of different contractors on the location of the Work at any given time. The City reserves the right to negotiate after Tender Closing time with the Tenderer that the City deems has provided the most advantageous Tender; in no event will the City be required to offer any modified terms to any other Tenderer prior to entering into a Contract with the successful Tenderer and the City shall incur no liability to any other Tenderers as a result of such negotiation or modification.

24 LAW AND FORUM OF TENDER

24.1 The law to be applied in respect of the Tender Documents and the Contract shall be the law of the Province of Ontario and all civil actions commenced in relation to the Tender Documents or Contract shall be adjudicated by the Courts of the Province of Ontario and by submitting Tenders, Tenderers are taken to have agreed to attorn to the jurisdiction of the Courts of the said Province.

25 ACCEPTANCE PERIOD

25.1 The Tender shall be irrevocable and open for acceptance by the City for the period of time contained in the Invitation to Tender, namely, sixty (60) days following the end of the day of the Tender Closing. The time and date of the Tender Closing is as defined in the Invitation to Tender.

Lake of the Woods
KENORA



APPENDIX A
TENDER FORM

CITY OF KENORA
ITT #781-001-23

TENDER FORM

Tender Number: 781-001-23
Tender Title: Lake of the Woods Museum Roof & Solar

We, _____
(Company)

of _____
(Business Address)

having examined the Tender Documents as issued by the City of Kenora (the "City"), and having visited the site of where the Work is required to be undertaken; hereby offer to enter into a Contract to perform the Work required by the Tender Documents for the Tender Sum as follows:

1. Construction Preparation/Submittals	\$ _____
2. Mobilization/Demobilization	\$ _____
3. Demolition	\$ _____
4. Insulation & Sheathing	\$ _____
5. Metal Roofing (incl. snow guards & parapet)	\$ _____
6. Soffit, Fascia, Eavestrough, Downspouts, & Heat Trace	\$ _____
7. Electrical & Solar (incl. commissioning & testing)	\$ _____
8. General Construction, Patching, Painting	\$ _____
9. Project Closeout	\$ _____
10. Subtotal (excl. HST)	
_____	\$ _____
<i>(subtotal written in words)</i>	<i>(subtotal in figures)</i>
11. HST (13%)	\$ _____
12. Total (incl. HST)	
_____	\$ _____
<i>(total written in words)</i>	<i>(total in figures)</i>

in Canadian funds, which price includes any specified cash and contingency allowances and the applicable taxes in force at this date and except as may be otherwise provided in the Tender Documents.

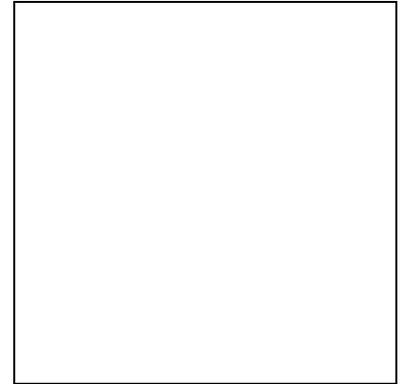
Signatures:

Signed, sealed and submitted for and on behalf of:

Company: _____
(Name)

(Street Address or Postal Box Number)

(City, Province & Postal Code)



*Corporate Seal
(**must** be affixed for all
corporations submitting a bid)*

Project Representative Contact Information

Name: _____

Phone: _____

Email: _____

Signature: _____

Name & Title: _____
(Please Print or Type)

Witness: _____

Dated at _____ this _____ day of _____, 20____



**CITY OF KENORA
INVITATION TO TENDER**

ITT#781-001-23

**Appendix B
General Specifications**

Part 1 Intent

- .1 These Supplementary Conditions amend the Agreement, Definitions, and General Conditions of CCDC 2 – 2020 ‘Stipulated Price Contract’ as indicated below. Provisions not amended remain in full force and effect.
- .2 In addition to the above, these Supplementary Conditions amend the terms of CCDC 41 ‘CCDC Insurance Requirements’ as published December 14, 2020, and as indicated below.

Part 2 Amendments to Agreement – CCDC 2 – 2020

- .1 Not used.

Part 3 Amendments to Definitions – CCDC 2 - 2020

- .1 Not used.

Part 4 Supplementary Conditions – CCDC 2 - 2020

4.1 PART 11 – INSURANCE

- .1 GC 11.1 INSURANCE
 - .1 Add “and as modified by the Supplementary Conditions” immediately following “CCDC 41 ‘CCDC Insurance Requirements’” in paragraph 11.1.1.

Part 5 Supplementary Conditions – CCDC 41 - 2020

- .1 Delete “\$10,000,000” from two (2) locations in paragraph 1 and replace with “\$5,000,000” in the two (2) locations.
- .2 Delete “\$10,000,000” from paragraph 2 and replace with “\$2,000,000”.
- .3 Delete “\$10,000,000” from two (2) locations in paragraph 3 and replace with “\$2,000,000” in the two (2) locations.
- .4 Delete “\$5,000,000” from paragraph 4 and replace with “\$2,000,000”.

END OF SECTION

1.1 RESTRICTIONS ON USE OF PREMISES

- .1 Limit use of premises for *Work* and storage to allow;
 - .1 *Owner* occupancy.
 - .2 Public usage.
- .2 Coordinate use of premises under direction of *Owner*.

1.2 OWNER OCCUPANCY

- .1 *Owner* will occupy premises during entire construction period.
- .2 Cooperate with *Owner* in scheduling operations to minimize disruptions and to facilitate *Owner* usage.

1.3 RESTRICTED HOURS OF WORK IN OCCUPIED FACILITIES

- .1 *Work* may be performed at any time of day in accordance with all municipal restrictions and best practices, including during *Owner's* normal business hours.
- .2 Excessive noise generating activities shall be completed outside of the *Owner's* normal business hours:
 - .1 July & August – 7 days per week – 10:00am to 5:00pm
 - .2 September to June – Tuesday to Saturday – 10:00am to 5:00pm
- .3 Allow for hours of work restrictions in construction progress schedule.

1.4 MAINTAINING LIFE SAFETY SYSTEMS IN OCCUPIED FACILITIES

- .1 Maintain operational life safety systems and public access to exits in occupied areas during all stages of the *Work*.
- .2 Determine nature and exact locations of existing fire and smoke sensors prior to the commencement of the *Work*. Avoid direct or indirect jarring while working in adjacent areas and exercise caution to avoid triggering these devices.
- .3 Be responsible for costs incurred by *Owner* on account of false fire alarms activated as a result of the execution of the *Work* without adequate precautions.

END OF SECTION

1.1 DEFINITIONS

- .1 Alternate Price: price for a substitution which is an addition or a deduction from the Base Bid Price. It may be required by the Owner or offered by the Bidder for selection at the discretion of the Owner.
- .2 Separate Price: price for Work that shall be added to the Base Bid Price if selected by the Owner. The Work defined in a Separate Price is not included in the Base Bid Price.
- .3 Itemized Price: price for Work that is included in the Base Bid Price but is required to be itemized for information only (e.g. accounting, funding, costing). The Work defined in an Itemized Price shall not be deducted from the Base Bid Price.

1.2 GENERAL

- .1 Acceptance of Alternate and Separate Prices is at the sole discretion of the Owner.
- .2 Submit complete and accurate prices for each Alternative and Separate Price, including overhead and profit, labour, materials, and equipment.
- .3 Include in each all the costs by Work of Subcontractors whose Work is affected, including costs for modifications to their Work as may be required should the Alternative or Separate Price be accepted.
- .4 The following method shall be used when submitting pricing:
 - .1 A positive value shall represent an increase to the Base Bid Price.
 - .2 A negative value shall represent a decrease to the Base Bid Price.
 - .3 A value of zero shall represent no change to the Base Bid Price.
- .5 Claims for extras to the Contract because of the acceptance of an Alternate or Separate Price will not be accepted.
- .6 Do not include Harmonized Sales Tax (HST) in Alternative Prices, Separate Prices, or Itemized Prices.

1.3 ALTERNATE PRICES

- .1 None.

1.4 SEPARATE PRICES

- .1 Separate Price #1 – Chimney Removal
 - .1 Base bid:
 - .1 Existing chimney shall remain and shall not be demolished.
 - .2 Contractor shall take all reasonable precautions to protect chimney.
 - .3 Contractor shall inspect existing chimney and report any issues to the Owner and Consultant.
 - .4 Extend chimney to match new insulation height as required.

- .5 Supply and install steel chimney kit as shown.
 - .6 Chimney kit to be installed in accordance with manufacturer's written instructions.
 - .2 Alternate:
 - .1 Demolish chimney and appropriately dispose of waste.
 - .2 Patch and seal the roof at chimney penetration.
 - .3 Install insulation, sheathing, and roofing materials over opening consistent with adjacent roof areas.
 - .4 Patch and seal the mechanical room ceiling at chimney penetration.
- 1.5 ITEMIZED PRICES
- .1 None.

END OF SECTION

1.1 METHOD OF CONTRACT PRICE ADJUSTMENT - CHANGE ORDERS

- .1 Unless otherwise agreed, the adjustment of the Contract Price on account of a proposed change in the Work shall be based on a quotation for a fixed price increase or decrease to the Contract Price regardless of the Contractor's actual expenditures and savings.

1.2 CHANGE ORDER PROCEDURES

- .1 Upon issuance by the *Consultant* to the *Contractor* of a proposed change in the *Work*, and unless otherwise requested in the proposed change or unless otherwise agreed:
 - .1 Submit to the Consultant a fixed price quotation for the proposed change in the Work within five (5) business days after receipt of the proposed change in the Work.
 - .2 If requested in the proposed change, provide a detailed breakdown of the price quotation including the following to the extent applicable, with appropriate supporting documentation:
 - .1 Estimated labour costs, including hours and applicable hourly rates.
 - .2 Estimated *Product* costs, including *Supplier* quotations, estimated quantities and unit prices.
 - .3 Estimated *Construction Equipment* costs.
 - .4 Enumeration of all other estimated costs included in the price quotation.
 - .5 Estimated credit amounts for labour and *Products* not required on account of the proposed change.
 - .6 Fees, not exceeding the applicable percentages for overhead and profit as specified in this *Section*.
 - .7 Where applicable, *Subcontractor* quotations, also including a detailed breakdown of all of the above.
 - .3 Include in the quotation the increase or decrease to the Contract Time, if any, for the proposed change, stated in number of days.
 - .4 Include in the quotation the number of days for which the quotation is valid.
 - .5 The quotation will be evaluated by the *Consultant* and the *Owner* and, if accepted by the *Owner*, be documented in the form of a signed *Change Order*.

1.3 CONTRACTOR'S FEE – CHANGE ORDERS

- .1 The *Contractor's* Fee shall cover all associated overhead, profit, markup, and other customary contractors' fees associated with the *Change Order*.
- .2 Where the *Contractor's* price quotation for a *Change Order* results in a net increase to the *Contract Price*, the *Contractor's* entitlement to a fee in the quotation shall be as follows:

- .1 For work to be performed by the *Contractor's* own forces, 10% of the *Contractor's* price quotation before the *Contractor's* fee is applied.
- .2 For work to be performed by a *Subcontractor*, 10% of the *Subcontractor's* price quotation including the *Subcontractor's* fee.
- .3 Where a *Subcontractor's* price quotation for a *Change Order* results in a net increase to the *Subcontractor's* contract price, the *Subcontractor's* entitlement to a fee in the quotation shall be as follows:
 - .1 For work to be performed by the *Subcontractor's* own forces, 10% of the *Subcontractor's* price quotation before the *Subcontractor's* fee is applied.
 - .2 For work to be performed by a sub-*Subcontractor*, 10% of the sub-*Subcontractor's* price quotation including the sub-*Subcontractor's* fee.
- .3 Where the *Contractor's* or a *Subcontractor's* price quotation for a *Change Order* results in a net decrease in price before adjustment for fees for overhead and profit, such a price quotation shall be for the net decrease without any adjustment for *Contractor's* fees.

1.4 METHOD OF CONTRACT PRICE ADJUSTMENT - CHANGE DIRECTIVES

- .1 Unless the *Owner* and the *Contractor* reach an earlier agreement on the adjustment to the *Contract Price* by means of a *Change Order* that cancels the *Change Directive*, the adjustment in the *Contract Price* for change carried out by way of a *Change Directive* shall be determined as specified in the *General Conditions of Contract* after the change in the *Work* is completed.

1.5 CHANGE DIRECTIVE PROCEDURES

- .1 If a *Change Directive* is issued for a change in the *Work* for which a proposed change was previously issued, but no *Change Order* has yet been signed, the *Change Directive* shall cancel the proposed change and any *Contractor* quotations related to that change in the *Work*.
- .2 When proceeding with a change in the *Work* under a *Change Directive*, keep accurate records of daily time sheets for labour and *Construction Equipment*, and invoices for Product and *Construction Equipment* costs. Submit such records to the *Consultant* weekly, until the *Change Order* superseding the *Change Directive* is issued.

1.6 CONTRACTOR'S FEE – CHANGE DIRECTIVES

- .1 The *Contractor's* Fee shall cover all associated overhead, profit, markup, and other customary contractors' fees associated with the *Change Directive*.

- .2 The *Contractor's* entitlement to a *Contractor's Fee* on the *Contractor's* expenditures and savings attributable to a *Change Directive* shall be as follows, as applicable:
 - .1 For work performed by the *Contractor's* own forces, 10% of the *Contractor's* net increase in costs.
 - .2 For work performed by a *Subcontractor*, 10% of the sum of the *Subcontractor's* net increase in costs plus the *Subcontractor's* fee.
- .3 A *Subcontractor's* entitlement to a *Contractor's Fee* on the *Subcontractor's* expenditures and savings attributable to a *Change Directive* shall be as follows, as applicable:
 - .1 For work performed by the *Subcontractor's* own forces, 10% of the *Subcontractor's* net increase in costs.
 - .2 For work performed by a *Sub-subcontractor*, 10% of the sum of the *Sub-subcontractor's* net increase in costs plus the *Sub-subcontractor's* fee.
- .4 Where a *Change Directive* results in net savings on account of work not required to be performed and a net decrease in the *Contractor's* or *Subcontractor's* cost, the net savings to the *Contractor* or *Subcontractor* shall be calculated without any adjustment for *Contractor's* fees.
- .5 When a *Change Directive* is ultimately recorded as a *Change Order*, there shall be no additional entitlement to fees beyond those specified in this article.

1.7 SUPPLEMENTAL INSTRUCTIONS

- .1 The *Consultant* may issue *Supplemental Instructions* to provide clarifications to the *Contract Documents*, provide additional information, or make minor variations in the *Work* not involving adjustment in the *Contract Price* or *Contract Time*.
- .2 If the *Contractor* considers a *Supplemental Instruction* to require an adjustment in *Contract Price* or *Contract Time*, the *Contractor* shall promptly notify the *Consultant* and the *Owner* in writing and shall not proceed with any work related to the *Supplemental Instruction* pending receipt of a *Change Order*, a *Change Directive*, or, in accordance with the dispute resolution provisions of the *General Conditions of Contract*, a *Notice in Writing* of a dispute and instructions to proceed.

END OF SECTION

1.1 MANDATORY PRE-TENDER MEETING

- .1 All bidders are required to attend the mandatory pre-tender bid meeting in order to submit a tender.
- .2 The meeting will outline the project goals, project timelines, resources available, and allow proponents an opportunity to review the site conditions affecting the proposed work.
 - .1 The meeting is scheduled for Thursday, March 5, 2026 at 11:00am CST.
 - .2 Proponents shall meet at the front entrance to the Lake of the Woods Museum located at 300 Main Street South, Kenora, Ontario.

1.2 CONSTRUCTION START-UP MEETING

- .1 Promptly after *Contract* award, the *Owner* shall establish the time and location of a construction start-up meeting to review and discuss administrative procedures and responsibilities. The *Owner* shall notify the *Contractor* and *Consultant* at least 5 *Working Days* before the meeting.
- .2 Senior representatives of *Owner*, *Consultant*, and *Contractor*, including *Contractor's* project manager and site superintendent, and major *Subcontractors*, shall be in attendance.
- .3 *Owner's* representative will chair the meeting and record and distribute the minutes.
- .4 Agenda will include the following:
 - .1 Appointment of official representatives of *Owner*, *Contractor*, *Subcontractors*, and *Consultant*.
 - .2 *Project* communications.
 - .3 *Contract Documents* for construction purposes.
 - .4 Documents at the site.
 - .5 *Contractor's* use of premises.
 - .6 Work restrictions.
 - .7 *Contract* modification procedures.
 - .8 Payment procedures.
 - .9 Construction progress meetings.
 - .10 Construction progress schedule, including long lead time items.
 - .11 Submittals schedule and procedures.
 - .12 Quality requirements, including testing and inspection procedures.
 - .13 *Contractor's* mobilization.
 - .14 Site safety.
 - .15 Site security.
 - .16 Cleaning and waste management.
 - .17 Closeout procedures and submittals.
 - .18 Commissioning.

1.3 CONSTRUCTION PROGRESS MEETINGS

- .1 Schedule regular bi-weekly construction progress meetings for the duration of the *Work*. *Contractor* shall prepare meeting agendas, chair the meetings, and record and distribute the minutes.
- .2 Meetings may be a combination of virtual and on-site, but at a minimum shall include onsite meetings on a monthly basis.
- .3 Ensure that *Subcontractors* attend as and when appropriate to the progress of the *Work*.

END OF SECTION

1.1 ADMINISTRATIVE

- .1 Submit specified submittals to *Consultant* for review. Submit with reasonable promptness and in orderly sequence so as to not cause delay in the *Work*. Failure to submit in ample time is not considered sufficient reason for an extension of *Contract Time* or for *Product* substitutions or other deviations from the *Drawings* and *Specifications*.
- .2 Where required by authorities having jurisdiction, provide submittals to such authorities for review and approval.
- .3 Do not proceed with *Work* affected by a submittal until review is complete.
- .4 Review submittals, provide verified field measurements where applicable, and affix *Contractor's* review stamp prior to submission to *Consultant*. *Contractor's* review stamp represents that necessary requirements have been determined and verified, and that the submittal has been checked and coordinated with requirements of the *Work* and *Contract Documents*.
- .5 Verify field measurements and that affected adjacent work is coordinated.
- .6 Submittals not meeting specified requirements will be returned with comments.

1.2 SHOP DRAWINGS AND PRODUCT DATA

- .1 Indicate *Products*, methods of construction, and attachment or anchorage, erection diagrams, connections, explanatory notes and other information necessary for completion of the *Work*.
- .2 Where *Products* attach or connect to other *Products*, indicate that such items have been coordinated, regardless of Section under which adjacent items will be supplied and installed. Indicate cross-references to *Drawings*, *Specifications* and other already reviewed *Shop Drawings*.
- .1 *Shop Drawing* submittals shall include:
 - .1 Date and revision dates.
 - .2 *Project* title and number.
 - .3 Name and address of:
 - .1 *Subcontractor*.
 - .2 *Supplier*.
 - .3 Manufacturer.
 - .4 *Contractor's* stamp, date, and signature of *Contractor's* authorized representative responsible for *Shop Drawing* review, indicating that each *Shop Drawing* has been reviewed for compliance with *Contract Documents* and, where applicable, that field measurements have been verified.
 - .5 Details of appropriate portions of the *Work* as applicable:
 - .1 Fabrication.
 - .2 Layout, showing dimensions, including identified field dimensions, and clearances.

- .3 Setting or erection details.
 - .4 Capacities.
 - .5 Performance characteristics.
 - .6 Standards.
 - .7 Operating weight.
 - .8 Wiring diagrams.
 - .9 Single line and schematic diagrams.
 - .10 Relationships to other parts of the *Work*.
-
- .2 *Product* data submittals shall include safety data sheets (SDS) for all controlled Products.
 - .3 Submit 1 electronic copy of *Shop Drawings* where specified in the technical *Specifications*.
 - .4 Submit 1 electronic copy of Product data sheets or brochures where specified in the technical *Specifications*.
 - .5 Where a submittal includes information not applicable to the *Work*, clearly identify applicable information and strike out non-applicable information.
 - .6 Supplement standard information to include details applicable to *Project*.
 - .7 Allow 10 *Working Days* for *Consultant's* review of each submittal.
 - .8 If upon *Consultant's* review no errors or omissions are discovered, or if only minor corrections are required as indicated, submittal will be returned and fabrication or installation of *Work* may proceed.
 - .9 If upon *Consultant's* review significant errors or omissions are discovered, a so noted copy will be returned for correction and resubmission. Do not commence fabrication or installation.
 - .10 *Consultant's* notations on submittals are intended to ensure compliance with *Contract Documents* and are not intended to constitute a change in the *Work* requiring change to the *Contract Price* or *Contract Time*. If *Contractor* considers any *Consultant's* notation to be a change in the *Work*, promptly notify *Owner* in writing before proceeding with the *Work*.
 - .11 Resubmit corrected submittals through same procedure indicated above, before any fabrication or installation of the *Work* proceeds. When resubmitting, notify *Consultant* in writing of any revisions other than those requested by *Consultant*.

END OF SECTION

1.1 BARRIERS AND ENCLOSURES - GENERAL

- .1 Provide temporary barriers and enclosures necessary to protect the public and building occupants and to secure *Place of the Work* during performance of the *Work*.
- .2 Comply with applicable regulatory requirements.
- .3 Maintain temporary barriers and enclosures in good condition for the duration of the *Work*.
- .4 Remove temporary barriers and enclosures from *Place of the Work* when no longer required.

1.2 FENCING

- .1 Erect temporary security and safety site fencing of type and height determined by *Contractor*, subject to applicable regulatory requirements.
 - .1 Fencing shall be used to enclose laydown area as approved by the Owner and shall not block pedestrian or vehicle traffic.
 - .2 Fencing shall be used to restrict public access to areas at risk of falling debris.

1.3 EXTERIOR HOARDING

- .1 Erect temporary exterior site hoarding to comply with applicable regulatory requirements and as follows:
 - .1 Erect and maintain pedestrian walkways including roof and side covers, complete with pedestrian signage and electrical lighting as required to ensure continued access to all building entrances during the work.

1.4 WEATHER ENCLOSURES

- .1 Provide weather tight enclosures to unfinished door and window openings, tops of shafts and other openings in floors and roofs.
- .2 Design weather enclosures to withstand wind pressure and snow loading requirements.

1.5 DUST TIGHT SCREENS

- .1 Provide dust tight polyethylene screens to localize interior building areas from dust generating activities.
- .2 Erect, maintain, and relocate screens as required to facilitate construction operations and *Owner's* operational requirements.

1.6 FIRE ROUTES

- .1 Maintain fire access routes, including overhead clearances, for use by emergency response vehicles.

END OF SECTION

GENERAL

- .1 Provide *Products* that are not damaged or defective, and suitable for purpose intended, subject to specified requirements. If requested by *Owner* or *Consultant*, furnish evidence as to type, source and quality of *Products* provided.
- .2 Unless otherwise specified, maintain uniformity of manufacture for like items throughout.
- .3 Permanent manufacturer's markings, labels, trademarks, and nameplates on *Products* are not acceptable in prominent locations, except where required by regulatory requirements or for operating instructions, or when located in mechanical or electrical rooms.

1.2 PRODUCT AVAILABILITY AND DELIVERY TIMES

- .1 Promptly upon Contract award and periodically during construction, review and confirm *Product* availability and delivery times. Order *Products* in sufficient time to meet the construction progress schedule and the *Contract Time*.
- .2 If a specified *Product* is no longer available, promptly notify the *Consultant*.
- .3 If delivery delays are foreseeable, for any reason, promptly notify *Consultant*.
 - .1 If a delivery delay is beyond *Contractor's* control, *Consultant* will provide direction.
 - .2 If a delivery delay is caused by something that was or is within *Contractor's* control, *Contractor* shall propose actions to maintain the construction progress schedule for *Consultant* and *Owner's* review and acceptance.

1.3 STORAGE, HANDLING, AND PROTECTION

- .1 Store, handle, and protect *Products* during transportation to *Place of the Work* and before, during, and after installation in a manner to prevent damage, adulteration, deterioration and soiling.
- .2 Comply with manufacturer's instructions for storage, handling and protection.
- .3 Store packaged or bundled *Products* in original and undamaged condition with manufacturer's seals and labels intact. Do not remove from packaging or bundling until required in *Work*.
- .4 Comply with the requirements of the workplace hazardous materials information system (WHMIS) regarding use, handling, storage, and disposal of hazardous materials, including requirements for labeling and the provision of safety data sheets (SDS).
- .5 Store *Products* subject to damage from weather in weatherproof enclosures.
- .6 Store sheet *Products* on flat, solid, supports and keep clear of ground. Slope to shed moisture.
- .7 Remove and replace damaged *Products*.

END OF SECTION

REGULATORY REQUIREMENTS

- .1 Comply with applicable regulatory requirements when disposing of waste materials.
- .2 Obtain permits from authorities having jurisdiction and pay disposal fees where required for disposal of waste materials and recyclables.

1.2 GENERAL CLEANING REQUIREMENTS

- .1 Use only cleaning materials recommended by manufacturer of surface to be cleaned, and as recommended by cleaning material manufacturer.

1.3 PROGRESSIVE CLEANING AND WASTE MANAGEMENT

- .1 Maintain the *Work* in a tidy and safe condition, free from accumulation of waste materials and construction debris.
- .2 Remove waste materials and recyclables from work areas, separate, and deposit in designated containers at end of each *Working Day*.
- .3 Remove waste materials and recyclables from the interior building daily and from the *Place of the Work* weekly.
- .4 Clean interior building areas throughout work due to ongoing *Owner* occupancy and maintain free of dust and other contaminants during finishing operations.
- .5 Schedule cleaning operations so that resulting dust, debris and other contaminants will not fall on wet, newly finished surfaces nor contaminate building systems.

1.4 FINAL CLEANING

- .1 Before final cleaning, arrange a meeting at *Place of the Work* to determine the acceptable standard of cleaning. Ensure that *Owner* and *Contractor* are in attendance.
- .2 Remove from *Place of the Work* surplus *Products*, waste materials, recyclables, *Temporary Work*, and *Construction Equipment* not required to perform any remaining work.
- .3 Re-clean as necessary areas that have been accessed by *Contractor's* workers prior to *Owner* occupancy.
- .4 Remove stains, spots, marks, and dirt from finished surfaces, electrical and mechanical fixtures, furniture fitments, walls, and floors.
- .5 Clean and polish glass, mirrors, hardware, wall tile, stainless steel, chrome, porcelain enamel, baked enamel, plastic laminate, and all other finished surfaces,

including mechanical and electrical fixtures. Replace broken, scratched or otherwise damaged glass.

- .6 Remove dust from lighting reflectors, lenses, lamps, bulbs, and other lighting surfaces.
- .7 Vacuum clean and dust exposed wall, floor, and ceiling surfaces, behind grilles, louvres and screens.
- .8 Clean mechanical, electrical, and other equipment. Replace filters for mechanical equipment if equipment is used during construction.
- .9 Remove waste material and debris from crawlspaces and other accessible concealed spaces.
- .10 Remove stains, spots, marks, and dirt from exterior facades.
- .11 Clean exterior and interior window glass and frames.

1.5 WASTE MANAGEMENT AND DISPOSAL

- .1 Dispose of waste materials and recyclables at appropriate municipal landfills and recycling facilities in accordance with applicable regulatory requirements.
- .2 Do not burn or bury waste materials at *Place of the Work*.
- .3 Do not dispose of volatile and other liquid waste such as mineral spirits, oil, paints and other coating materials, paint thinners, cleaners, and similar materials together with dry waste materials or on the ground, in waterways, or in storm or sanitary sewers. Collect such waste materials in appropriate covered containers, promptly remove from *Place of the Work*, and dispose of at recycling facilities or as otherwise permitted by applicable regulatory requirements.
- .4 Cover or wet down dry waste materials to prevent blowing dust and debris.

END OF SECTION

SUMMARY

- .1 Demonstrate and provide training to *Owner's* personnel on operation and maintenance of equipment prior to scheduled date of completion of the *Work*.
- .2 *Owner* will provide list of personnel to receive training and will coordinate their attendance at agreed upon times.
- .3 Coordinate and schedule demonstrations and training provided by *Subcontractors* and *Suppliers* as required.

1.2 SUBMITTALS

- .1 Submit proposed dates, times, durations, and locations for demonstration and training of each item of equipment and each system for which demonstration and training is required. Allow sufficient time for training and demonstration for each item of equipment or system, or time as may be specified in technical *Specifications*.
- .2 *Consultant* and *Owner* will review submittal and advise *Contractor* of any necessary revisions.
- .3 Submit report(s) within 10 *Working Days* after completion of demonstration and training:
 - .1 identifying time and date of each demonstration and training session,
 - .2 summarizing the demonstration and training performed, and
 - .3 including a list of attendees.

1.3 PREREQUISITES TO DEMONSTRATION AND TRAINING

- .1 Equipment and systems are fully operational.
- .2 Copy of completed operation and maintenance manual is available for use in demonstration and training.

1.4 DEMONSTRATION AND TRAINING

- .1 Demonstrate start-up, operation, control, adjustment, trouble-shooting, servicing, and maintenance of each item of equipment and system.
- .2 Review operation and maintenance manual in detail to explain all aspects of operation and maintenance.
- .3 Prepare and insert additional information in operation and maintenance manual if required.

END OF SECTION



**CITY OF KENORA
INVITATION TO TENDER**

ITT#781-001-23

**Appendix C
Drawings & Technical Specifications**

CITY OF KENORA

LAKE OF THE WOODS MUSEUM - ROOF RENOVATION AND SOLAR ARRAY INSTALLATION

Project Drawing List:

ARCHITECTURAL:

22-144L-A101 ROOF DEMOLITION PLAN

22-144L-A102 ROOF RENOVATION PLAN

22-144L-A201 DETAILS & SPECIFICATIONS

ELECTRICAL:

22-144L-E101 PROPOSED SOLAR ARRAY LAYOUT

22-144L-E102 MECHANICAL/ELECTRICAL ROOM LAYOUT, SINGLE LINE DIAGRAM

22-144L-E201 DETAILS & SPECIFICATIONS



Office: (866) 624-8378
E-mail: info@tbte.ca



1 2 3 4 5 6 7

A

B

C

D

E

EXISTING CHIMNEY SHALL REMAIN AND SHALL NOT BE DEMOLISHED. CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT CHIMNEY. CONTRACTOR SHALL INSPECT EXISTING CHIMNEY AND REPORT ANY ISSUES TO THE OWNER AND ENGINEER. REFER TO NOTE 1 ON THIS DRAWING.

NOTE 1: CONTRACTOR SHALL PROVIDE A SEPARATE PRICE TO DEMOLISH CHIMNEY, PATCH/SEAL THE ROOF AND PATCH/SEAL THE MECHANICAL ROOM CEILING. REFER TO THE CITY OF KENORA FRONT END DOCUMENTS FOR DETAILS.

DEMOLISH AND REMOVE ALL EXISTING ASPHALT SHINGLES, UNDERLAY MATERIAL, GUTTERS, SOFFIT, FASCIA, AND ROOF EDGE. INSPECT THE QUALITY OF THE EXISTING SHEATHING PRIOR TO COVERING WITH NEW ROOFING MATERIAL. REMOVE ALL DEMOLISHED MATERIAL FROM SITE AND DISPOSE OF IT IN ACCORDANCE WITH LOCAL APPLICABLE LAWS AND REGULATIONS.

ALL EXISTING VENTS SHALL REMAIN AND SHALL NOT BE DEMOLISHED. CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT ALL VENTS THAT ARE TO REMAIN. CONTRACTOR SHALL INSPECT ALL EXISTING VENTS AND REPORT ANY ISSUES TO THE OWNER AND ENGINEER.

EXISTING CHIMNEY SHALL REMAIN AND SHALL NOT BE DEMOLISHED. CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT CHIMNEY. CONTRACTOR SHALL INSPECT EXISTING CHIMNEY AND REPORT ANY ISSUES TO THE OWNER AND ENGINEER.

DEMOLISH AND REMOVE EXISTING DOWNSPOUTS (TYP. OF 3)

ROOF PLAN - DEMOLITION
SCALE: 3/16"=1'-0"

GENERAL NOTES

- DRAWINGS ARE DIAGRAMMATIC ONLY. DO NOT SCALE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO INSTALLATION AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE ENGINEER.
- CONTRACTOR SHALL MAINTAIN DIGITAL PHOTOGRAPHIC RECORDS OF ALL INSTALLATIONS PRIOR TO CONCEALMENT BY SUPPORTING TRADES.
- ALL WORK TO BE COMPLETED BY APPROPRIATELY LICENSED PERSONNEL IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE AND ALL APPLICABLE RULES AND REGULATIONS.
- ALL WORK SHALL COMPLY WITH THE MOST CURRENT VERSION OF ALL APPLICABLE CODES AND STANDARDS. IN THE CASE OF CONFLICTING REQUIREMENTS, THE MOST STRINGENT REGULATION SHALL PREVAIL.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS TO ALLOW COMPLETION OF THE WORK.
- CONTRACTOR TO ARRANGE AND PAY FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
- DOCUMENT THE COMPLETE INSTALLATION WITH PHOTOGRAPHS. SUBMIT PHOTOGRAPHS TO THE OWNER AND ENGINEER AS THE PROJECT PROGRESSES.
- ANY CHANGES FROM THE DRAWINGS TO BE APPROVED BY ENGINEER BEFORE COMPLETION.
- KEEP ONE SET OF DRAWINGS ON SITE TO RECORD ALL CHANGES FROM THE DRAWINGS. MARK THE DRAWINGS "AS BUILT" AND SUBMIT TO OWNER OR ENGINEER UPON COMPLETION OF THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR FINAL LAYOUT AND ROUTING.
- SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT.
- THE APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF THE FITTING OF EQUIPMENT AND COMPONENTS. ANY DISCREPANCIES IN THE SHOP DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

0	ISSUED FOR TENDER	NOV 3/25	KO
No.	Revision	Date	Initial

- Notes:
- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING DIMENSIONS AND EXISTING CONDITIONS AT THE OUTSET OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER. DO NOT PROCEED WITHOUT FURTHER WRITTEN DIRECTION FROM THE ENGINEER.
 - DRAWING SHOWS GENERAL ARRANGEMENT ONLY. DO NOT SCALE.
 - ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF TBT ENGINEERING CONSULTING GROUP AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE ENGINEERS WRITTEN PERMISSION.

Approved	Approved
PRELIMINARY	

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LOTW MUSEUM ROOF RENOVATION & SOLAR
KENORA ON

ARCHITECTURAL
ROOF PLAN
DEMOLITION

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ELECTRICAL DRAWINGS

Scale: AS NOTED	Drawn By: LN Ckd. By: KO Dwg. No.: 22-144L-A101	Date: NOVEMBER, 2025 Rev. 0
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SUPPLY AND INSTALL CORRUGATED STEEL PANELS WITH A PANEL WIDTH OF 36" AND A RIB HEIGHT OF 5/8-3/4" OVER THE ENTIRE ROOF SURFACE. STEEL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT: STOLFORM TUFF RIB STEEL ROOF PANELS, COFFEE BROWN FINISH (TYP. OF ENTIRE ROOF).

SUPPLY AND INSTALL AN ELECTRIC HEAT TRACE LINE 12" FROM THE BOTTOM OF THE GUTTER SPACED 12" ALONG THE PATH AS INDICATED ON THE DRAWING.

(A)

(B)

EXTEND CHIMNEY TO MATCH NEW INSULATION HEIGHT AS REQUIRED. SUPPLY AND INSTALL STEEL CHIMNEY KIT AS SHOWN. CHIMNEY KIT TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT: STOLFORM CHIMNEY KIT (ST560), 10' LENGTHS, COFFEE BROWN FINISH. (REFER TO NOTE 1 ON DWG A101).

(C)

SUPPLY AND INSTALL STEEL HIP/RIDGE AS SHOWN. HIP/RIDGE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT: STOLFORM HIP/RIDGE (ST401), 10' LENGTHS, COFFEE BROWN FINISH (TYP. OF 4 RIDGES)

(D)

(E)

SUPPLY AND INSTALL 6"x6" GUTTER DOWNSPOUTS. DOWNSPOUTS TO BE CONSTRUCTED FROM 0.125" ALUMINUM WITH A COFFEE BROWN FINISH (TYP. OF 3)

(M)

(S)

(4)

(5)

(6)

(7)

ALL EXISTING VENTS SHALL REMAIN AND SHALL NOT BE DEMOLISHED. CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT ALL VENTS THAT ARE TO REMAIN. CONTRACTOR SHALL INSPECT ALL EXISTING VENTS AND REPORT ANY ISSUES TO THE OWNER AND ENGINEER. EXTEND VENTS TO MATCH NEW INSULATION HEIGHT AS REQUIRED.

SUPPLY AND INSTALL PARAPET WALL AND CAPPING IN ACCORDANCE WITH DETAIL.

SUPPLY AND INSTALL STEEL RIDGE VENT AS SHOWN. RIDGE VENT TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT: STOLFORM RIDGE VENT (ST410), 10' LENGTHS, COFFEE BROWN FINISH.

SUPPLY AND INSTALL STEEL W VALLEY AS SHOWN. W VALLEY TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT: STOLFORM W VALLEY 34" (ST490), 10' LENGTHS, COFFEE BROWN FINISH.

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SUPPLY AND INSTALL STEEL SNOW GUARDS AS INDICATED. SNOW GUARDS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. SNOW GUARDS SHALL BE INSTALLED 18" FROM THE EDGE OF ROOF. PRODUCT: STOLFORM SNOW GUARD (ST550) IN 10' LENGTHS, COFFEE BROWN FINISH. (TYP. OF ALL SLOPED AREAS)

SUPPLY AND INSTALL 6" HEAVY DUTY ALUMINUM GUTTER IN 10' LENGTHS. ALUMINUM WITH A COFFEE BROWN FINISH. GUTTER SUPPORTS SHALL BE INSTALLED AT 24" O.C. CONTRACTOR SHALL PROVIDE A SLOPE OF 1% IN THE DIRECTIONS INDICATED ON THE DRAWINGS.

EXTEND CHIMNEY TO MATCH NEW INSULATION HEIGHT AS REQUIRED. SUPPLY AND INSTALL STEEL CHIMNEY KIT AS SHOWN. CHIMNEY KIT TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT: STOLFORM CHIMNEY KIT (ST560), 10' LENGTHS, COFFEE BROWN FINISH.

GENERAL NOTES

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- CONTRACTOR SHALL MAINTAIN DIGITAL PHOTOGRAPHIC RECORDS OF ALL INSTALLATIONS PRIOR TO CONCEALMENT BY SUPPORTING TRADES.
- ALL WORK TO BE COMPLETED BY APPROPRIATELY LICENSED PERSONNEL IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE AND ALL APPLICABLE RULES AND REGULATIONS.
- ALL WORK SHALL COMPLY WITH THE MOST CURRENT VERSION OF ALL APPLICABLE CODES AND STANDARDS. IN THE CASE OF CONFLICTING REQUIREMENTS, THE MOST STRINGENT REGULATION SHALL PREVAIL.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS TO ALLOW COMPLETION OF THE WORK.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
- DOCUMENT THE COMPLETE INSTALLATION WITH PHOTOGRAPHS. SUBMIT PHOTOGRAPHS TO THE OWNER AND ENGINEER AS THE PROJECT PROGRESSES.
- ANY CHANGES FROM THE DRAWINGS TO BE APPROVED BY ENGINEER BEFORE COMPLETION.
- KEEP ONE SET OF DRAWINGS ON SITE TO RECORD ALL CHANGES FROM THE DRAWINGS. MARK THE DRAWINGS "AS BUILT" AND SUBMIT TO OWNER OR ENGINEER UPON COMPLETION OF THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR FINAL LAYOUT AND ROUTING.
- SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT.
- THE APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF THE FITTING OF EQUIPMENT AND COMPONENTS. ANY DISCREPANCIES IN THE SHOP DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

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- Notes:
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LOTW MUSEUM ROOF RENOVATION & SOLAR
KENORA ON

**ARCHITECTURAL
ROOF PLAN
RENOVATION**

Scale: AS NOTED	Drawn By: LN Ckd. By: KO Dwg. No.: 22-144L-A102	Date: NOVEMBER, 2025 Rev. 0
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ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ELECTRICAL DRAWINGS

ROOF PLAN - RENOVATION
SCALE: 3/16"=1'-0"

ARCHITECTURAL SPECIFICATION

GENERAL INSTRUCTION

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- ALL WORK SHALL COMPLY WITH THE MOST CURRENT VERSION OF ALL APPLICABLE CODES AND STANDARDS. IN THE CASE OF CONFLICTING REQUIREMENTS, THE MOST STRINGENT REGULATION SHALL PREVAIL.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS TO ALLOW COMPLETION OF THE WORK.
- CONTRACTOR TO ARRANGE AND PAY FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
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- SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT.
- THE APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF THE FITTING OF EQUIPMENT AND COMPONENTS. ANY DISCREPANCIES IN THE SHOP DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL CONSTRUCTION NOTES

- ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED TO PROVIDE MINIMUM 1 HOUR FIRE RATING.
- STUD AND JOIST STRUCTURAL PROPERTIES SHALL BE DESIGNED ACCORDANCE TO CSA STANDARDS, NATIONAL BUILDING CODE OF CANADA 2010 - [NBCC]
- NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS - [CAN/CSA-S136-07]
- STANDARD SPECIFICATION FOR STEEL SHEET ZINC-COATED (GALVANIZED OR ZINC-IRON ALLOY COATED [GALVANNEALD]) BY THE HOT-DIP PROCESS - [ASTM A653/A653M]
- STANDARD SPECIFICATION FOR INSTALLATION OF LOAD BEARING (TRANSVERSE & AXIAL) STEEL STUDS AND RELATED ACCESSORIES - [ASTM C1007]
- STANDARD SPECIFICATION FOR LOAD BEARING (TRANSVERSE & AXIAL) STEEL STUDS, RUNNERS (TRACKS), & BRACING OR BRIDGING FOR SCREW APPLICATION OF GYPSUM PANEL PRODUCTS AND METAL PLASTER BASES - [ASTM C955]
- STANDARD METHODS OF FIRE ENDURANCE TESTS OF BUILDING CONSTRUCTION AND MATERIALS - [CAN/ULC-S101]

GENERAL DEMOLITION NOTES

- THE OWNER HAS FIRST RIGHT OF ALL MATERIALS TO BE REMOVED AS A RESULT OF THE DEMOLITION OF EXISTING CONDITIONS. ANY/ALL NON-CLAIMED ITEMS BY THE OWNER ARE THE RESPONSIBILITY OF THE CONTRACTOR TO BE REMOVED AND DISCARDED FROM THE SITE.
- ALL DEMOLITION AND MATERIAL REMOVAL OPERATIONS SHALL BE CAREFULLY AND SAFELY CARRIED OUT ONLY TO ACCOMMODATE FUTURE NEW CONSTRUCTION. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR SAFE PROCEDURES, PRACTICES AND OPERATIONS.
- CONTRACTOR SHALL PROPERLY DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH LOCAL LAWS AND REGULATIONS.
- CONTRACTOR SHALL COORDINATE THE LOCATIONS OF DUMP BINS, TRAILERS, SHOOT, SCAFFOLDING, MACHINERY AND ALL OTHER TEMPORARY PROCEDURES REQUIRED TO COMPLETE THE WORK.

WOOD FRAMING

- CONFORM TO CSA 086.
- MATERIALS: LUMBER: GRADE MARKED TO CONFORM TO CSA 0141; KILN DRIED; SPF NO. 2 OR BETTER; MOISTURE CONTENT NOT TO EXCEED 19% AT TIME OF MANUFACTURE AND INSTALLATION; UNLESS NOTED OTHERWISE, PLYWOOD SHEATHING: TO CSA 0151 SOFTWOOD SPRUCE; OR CSA 0121. DOUGLAS FIR OSB SHEATHING: TO CSA 0325, LAMINATED VENEER LUMBER (LVL): MINIMUM GRADE 2.0E, 2500FB (FB=31.9MPA) OR BETTER, PARALLEL STRAND LUMBER (PSL): MINIMUM GRADE 2.0E, 2900FB (FB=37MPA) OR BETTER, LAMINATED STRAND LUMBER (LSL): MINIMUM GRADE 1.3E, 1700FB (FB=29.7MPA) OR BETTER, NAILS: COMMON ROUND STEEL NAILS, BOLTS: ASTM A307 LAG SCREWS: ANSI/ASME B18.12.1, MACHINE THREADED (NOT CAST-THREADED), PREDRILL PRIOR TO LAG SCREW INSTALLATIONS. WOOD CONNECTORS: MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR APPROVED EQUIVALENT, INSTALL IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, HOT DIP GALVANIZING: ASTM A123/A12M, MINIMUM ZINC COATING OF 600 G/M² FOR ALL EXTERIOR STEEL TIMBER CONNECTION COMPONENTS, UNLESS OTHERWISE NOTED.
- UNLESS NOTED OTHERWISE, ALL WOOD FRAMING DETAILS TO BE IN ACCORDANCE WITH PART 9 OF THE REFERENCED BUILDING CODE.
- PROTECT ALL WOOD PRODUCTS FROM THE ELEMENTS AS REQUIRED TO MAINTAIN THEIR INTEGRITY.
- PROVIDE ALL ERECTION BRACING REQUIRED TO KEEP THE STRUCTURE STABLE AND IN ALIGNMENT DURING CONSTRUCTION.
- SUBSTITUTION OF COMMON NAILS WITH POWER DRIVEN NAILS OF THE SAME LENGTH AND DIAMETER IS ACCEPTABLE. SUBSTITUTION OF POWER DRIVING NAILS OF SMALL DIAMETER MUST BE APPROVED IN WRITING BY WSE PRIOR TO USE. POWER DRIVEN NAILS NOT TO BE OVER-DRIVEN INTO WOOD OR SHEATHING.
- MEMBER SIZES INDICATED ON DRAWINGS ARE A MINIMUM AND ARE TO BE INCREASED AS REQUIRED TO MEET DESIGN FOLLOWING THE ORIGINAL DESIGN INTENT.
- PROPOSED NOTCHING AND DRILLING OF FRAMING MEMBERS MUST BE SUBMITTED TO THE ENGINEER RESPONSIBLE FOR THOSE FRAMING MEMBERS FOR THEIR REVIEW. SIGNIFICANT NOTCHES CONFORMING TO PART 9 MAY BE REJECTED IF THEY COMPROMISE THE STRUCTURAL INTEGRITY.
- ALL COMPONENTS OF BUILT UP MEMBERS TO BE CONTINUOUS FOR FULL SPAN. DO NOT SPLICE OR USE BUTT JOINTS.
- CARRY ALL POSTS DOWN TO FOUNDATION, PROVIDE SOLID VERTICAL BLOCKING OF MATCHING SIZE OR LARGER AND IN LINE WITH POSTS AT FLOOR LEVELS.
- USE JOISTS HANGERS WHERE JOISTS FRAME INTO SIDES OF SUPPORTS.
- PROVIDE SOLID BLOCKING BETWEEN JOISTS AT INTERIOR SUPPORTS, AND PROVIDE CROSS-BRIDGING BETWEEN JOISTS AT MAX. 2100 (7'-0") ON CENTRE ALONG LENGTH OF SPAN, UNLESS NOTED OTHERWISE.
- UNTREATED WOOD NOT TO BE IN DIRECT CONTACT WITH CONCRETE, PROVIDE FOAM GASKET BETWEEN WOOD AND CONCRETE, OR USE PRESSURE TREATED WOOD. REFER TO PLANS FOR ADDITIONAL REQUIREMENTS.
- WOOD STUD WALLS:
 - ONLY LOAD BEARING WALLS ARE SHOWN ON PLAN. REFER TO ARCHITECTURAL DRAWINGS FOR ALL NON-LOAD BEARING WALLS AND REQUIREMENTS.
 - PROVIDE 2-PLY TOP PLATE. CONNECT BUILT UP TOP PLATES TOGETHER WITH ONE ROW OF 75 (3") NAILS SPACED NOT MORE THAN 300 APART. WHERE TOP PLATES ARE SPLICED, REFER TO TYPICAL DETAILS TW-FAS011 FOR SPLICE REQUIREMENTS.
 - FOR EXTERIOR WALLS THAT ARE NOT SHEAR WALLS, PROVIDE SHEATHING ON EXTERIOR WIDE. FASTEN TO SUPPORT FRAMING AS PER PART 9.

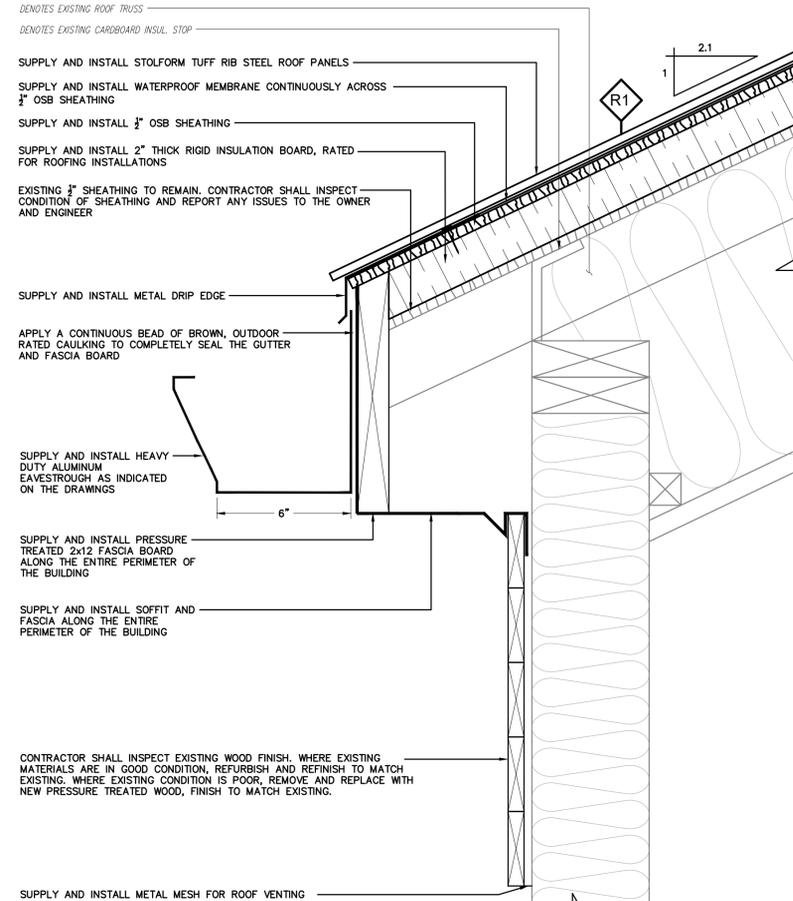
ARCHITECTURAL SPECIFICATION - CONTINUED

NEW ROOF - MATERIALS

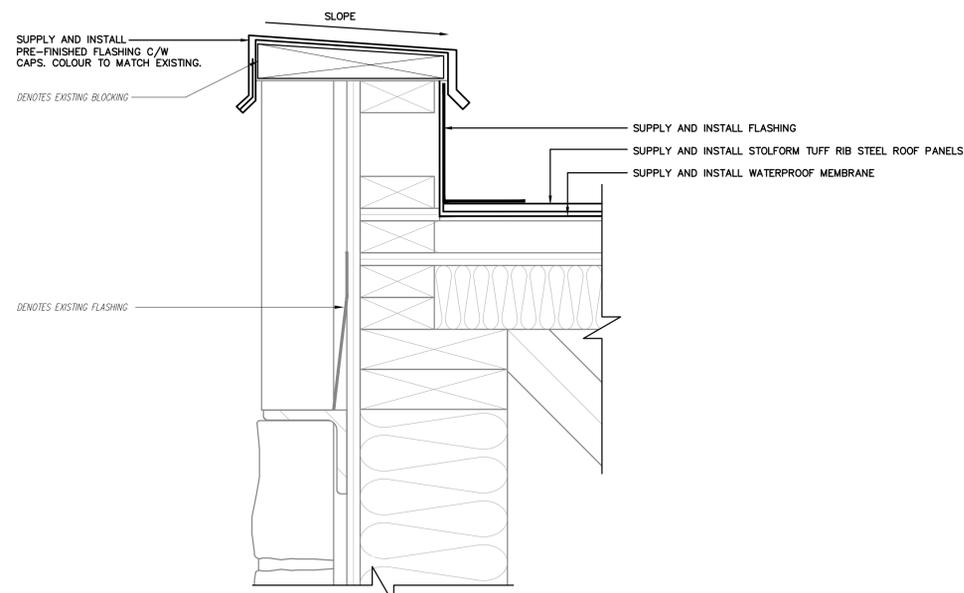
- CORRUGATED STEEL ROOFING PANELS
 - PRODUCT: STOL FORM TUFF RIB STEEL ROOF PANELS
 - FINISH MATERIAL: METALLIC COATING, CHEMICAL PRE-TREATMENT, FLEXIBLE PRIMER, AND COFFEE BROWN TOPCOAT
 - THICKNESS: HIGH-TENSILE, 29-GAUGE STEEL
 - DIMENSIONS: PANEL WIDTH 36" AND RIB HEIGHT 5/8" - 3/4"
 - THIS PRODUCT HAS BEEN USED FOR THE BASIS OF THE DESIGN. EQUAL PRODUCTS MAY BE SUBMITTED FOR EVALUATION BY THE OWNER AND THE ENGINEER. CONTRACTOR SHALL PROVIDE PRICING BASED ON THE SPECIFIED PRODUCT UNLESS OTHERWISE INDICATED IN AN ADDENDUM DURING THE TENDER PROCESS.
- STEEL RIDGE VENT
 - PRODUCT: STOL FORM RIDGE VENT (ST410)
 - FINISH MATERIAL: METALLIC COATING, CHEMICAL PRE-TREATMENT, FLEXIBLE PRIMER, AND COFFEE BROWN TOPCOAT
 - THICKNESS: HIGH-TENSILE, 29-GAUGE STEEL
 - DIMENSIONS: 10' LENGTHS
 - THIS PRODUCT HAS BEEN USED FOR THE BASIS OF THE DESIGN. EQUAL PRODUCTS MAY BE SUBMITTED FOR EVALUATION BY THE OWNER AND THE ENGINEER. CONTRACTOR SHALL PROVIDE PRICING BASED ON THE SPECIFIED PRODUCT UNLESS OTHERWISE INDICATED IN AN ADDENDUM DURING THE TENDER PROCESS.
- STEEL HIP/RIDGE
 - PRODUCT: STOL FORM HIP/RIDGE (ST401)
 - FINISH MATERIAL: METALLIC COATING, CHEMICAL PRE-TREATMENT, FLEXIBLE PRIMER, AND COFFEE BROWN TOPCOAT
 - THICKNESS: HIGH-TENSILE, 29-GAUGE STEEL
 - DIMENSIONS: 10' LENGTHS
 - THIS PRODUCT HAS BEEN USED FOR THE BASIS OF THE DESIGN. EQUAL PRODUCTS MAY BE SUBMITTED FOR EVALUATION BY THE OWNER AND THE ENGINEER. CONTRACTOR SHALL PROVIDE PRICING BASED ON THE SPECIFIED PRODUCT UNLESS OTHERWISE INDICATED IN AN ADDENDUM DURING THE TENDER PROCESS.
- STEEL W VALLEY
 - PRODUCT: STOL FORM W VALLEY (ST490)
 - FINISH MATERIAL: METALLIC COATING, CHEMICAL PRE-TREATMENT, FLEXIBLE PRIMER, AND COFFEE BROWN TOPCOAT
 - THICKNESS: HIGH-TENSILE, 29-GAUGE STEEL
 - DIMENSIONS: 10' LENGTHS
 - THIS PRODUCT HAS BEEN USED FOR THE BASIS OF THE DESIGN. EQUAL PRODUCTS MAY BE SUBMITTED FOR EVALUATION BY THE OWNER AND THE ENGINEER. CONTRACTOR SHALL PROVIDE PRICING BASED ON THE SPECIFIED PRODUCT UNLESS OTHERWISE INDICATED IN AN ADDENDUM DURING THE TENDER PROCESS.
- STEEL CHIMNEY KIT
 - PRODUCT: STOL FORM CHIMNEY KIT (ST560)
 - FINISH MATERIAL: METALLIC COATING, CHEMICAL PRE-TREATMENT, FLEXIBLE PRIMER, AND COFFEE BROWN TOPCOAT
 - THICKNESS: HIGH-TENSILE, 29-GAUGE STEEL
 - THIS PRODUCT HAS BEEN USED FOR THE BASIS OF THE DESIGN. EQUAL PRODUCTS MAY BE SUBMITTED FOR EVALUATION BY THE OWNER AND THE ENGINEER. CONTRACTOR SHALL PROVIDE PRICING BASED ON THE SPECIFIED PRODUCT UNLESS OTHERWISE INDICATED IN AN ADDENDUM DURING THE TENDER PROCESS.
- STEEL SNOW GUARD
 - PRODUCT: STOL FORM SNOW GUARD (ST550)
 - FINISH MATERIAL: METALLIC COATING, CHEMICAL PRE-TREATMENT, FLEXIBLE PRIMER, AND COFFEE BROWN TOPCOAT
 - THICKNESS: HIGH-TENSILE, 29-GAUGE STEEL
 - DIMENSIONS: 10' LENGTHS, 3" RIB GUARD
 - THIS PRODUCT HAS BEEN USED FOR THE BASIS OF THE DESIGN. EQUAL PRODUCTS MAY BE SUBMITTED FOR EVALUATION BY THE OWNER AND THE ENGINEER. CONTRACTOR SHALL PROVIDE PRICING BASED ON THE SPECIFIED PRODUCT UNLESS OTHERWISE INDICATED IN AN ADDENDUM DURING THE TENDER PROCESS.
- STEEL EVE SOFFIT FASCIA
 - PRODUCT: STOL FORM EVE SOFIT FASCIA (ST511)
 - FINISH MATERIAL: METALLIC COATING, CHEMICAL PRE-TREATMENT, FLEXIBLE PRIMER, AND COFFEE BROWN TOPCOAT
 - THICKNESS: HIGH-TENSILE, 29-GAUGE STEEL
 - DIMENSIONS: 10' LENGTHS, 8" FACE, AND 8" OVERHANG
 - THIS PRODUCT HAS BEEN USED FOR THE BASIS OF THE DESIGN. EQUAL PRODUCTS MAY BE SUBMITTED FOR EVALUATION BY THE OWNER AND THE ENGINEER. CONTRACTOR SHALL PROVIDE PRICING BASED ON THE SPECIFIED PRODUCT UNLESS OTHERWISE INDICATED IN AN ADDENDUM DURING THE TENDER PROCESS.
- ALUMINUM GUTTER
 - FINISH MATERIAL: COFFEE BROWN PAINT
 - THICKNESS: 0.125" EXTRUDED ALUMINUM
- ALUMINUM DOWNSPOUT
 - FINISH MATERIAL: COFFEE BROWN PAINT
 - THICKNESS: 0.125" EXTRUDED ALUMINUM

R1 - NEW ROOF CONSTRUCTION

STOLFORM TUFF RIB STEEL ROOF PANELS
 WATERPROOF MEMBRANE
 3/4" OSB SHEATHING
 2" RIGID INSULATION BOARD
 EXISTING 1/2" INCH SHEATHING TO REMAIN



1 RENOVATED ROOF - SECTION
 SCALE: NTS



2 RENOVATED PARAPET - SECTION
 SCALE: NTS

STOLFORM ROOFING TRIMS			
DESCRIPTION	MODEL		LOCATION
HIP/RIDGE LENGTH: 10'-0"	ST401		SUB PEAKS
RIDGE VENT LENGTH: 10'-0"	ST410		MAIN PEAK
W VALLEY 34" LENGTH: 10'-0"	ST490		1 VALLEY
SNOW GUARD LENGTH: 10'-0"	ST550		ALL SIDES
CHIMNEY KIT	ST560		2 CHIMNEYS

ROOFING DETAILS ARE FOR ILLUSTRATION PURPOSES ONLY REFER TO MANUFACTURER'S (STOLFORM'S) DOCUMENTS FOR EXACT REQUIREMENTS.

NOTE: THE PRODUCTS SPECIFIED IN THIS TABLE WERE USED AS THE BASIS FOR DESIGN. THE CONTRACTOR SHALL PROVIDE PRICING BASED ON THE SPECIFIED ROOFING PRODUCTS. SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED AND APPROVED THROUGH AN ADDENDUM DURING THE TENDER PROCESS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY PRODUCTS USED ARE AN APPROVED EQUAL OR SUPERIOR PRODUCT.

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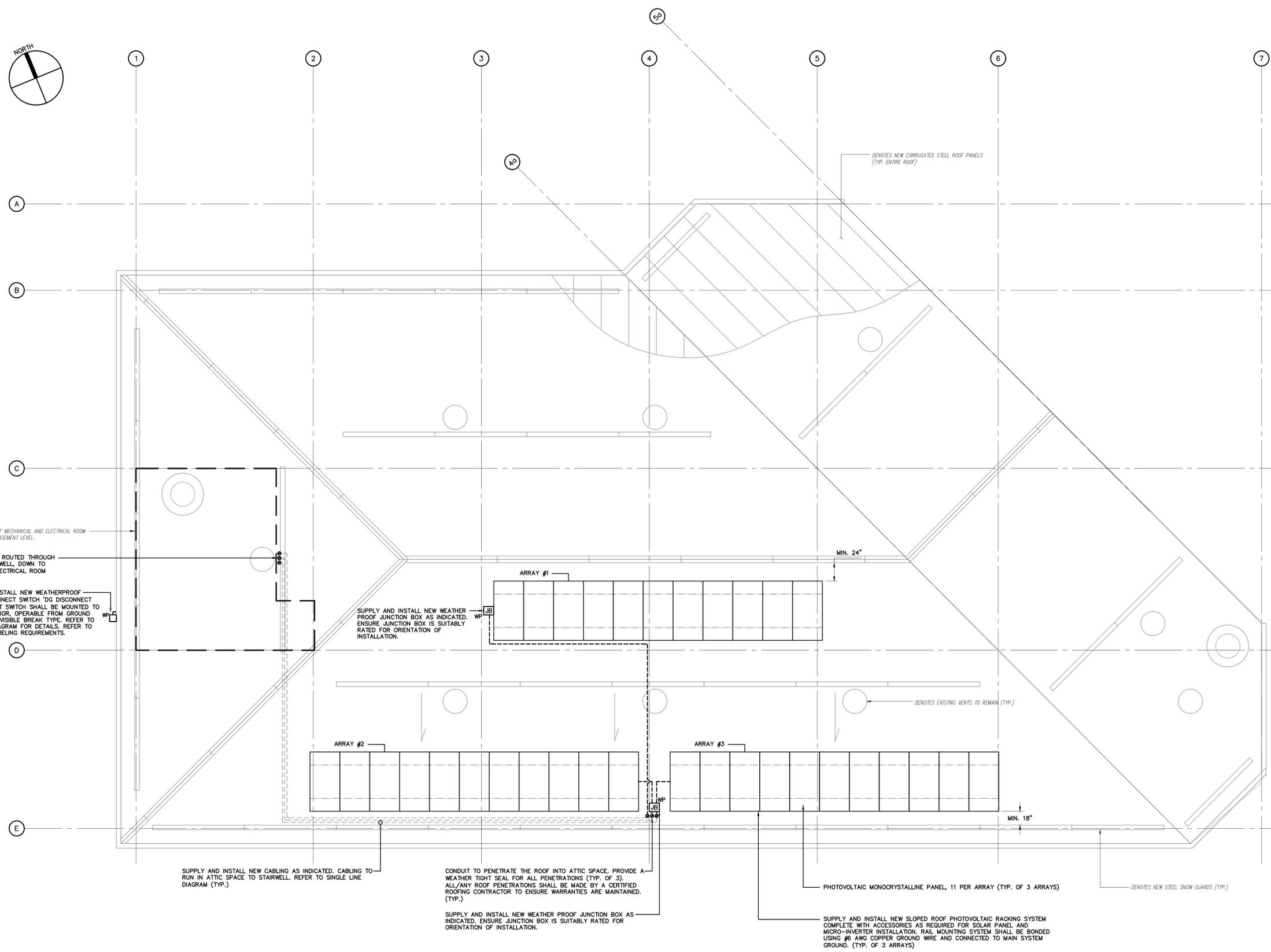
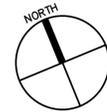
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LOTW MUSEUM ROOF RENOVATION & SOLAR
 KENORA ON

ARCHITECTURAL
 DETAILS & SPECIFICATIONS

Scale: AS NOTED	Drawn By: LN Ckd. By: KO Dwg. No.: 22-144L-A201	Date: NOVEMBER, 2025 Rev. 0
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DRAWING NOTES

- PHOTOVOLTAIC RACKING SYSTEM SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL SUPPLY AND INSTALL ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION OF THE PHOTOVOLTAIC SYSTEM.
- MAINTAIN MINIMUM PHOTOVOLTAIC ARRAY SPACING OF 18" (457MM) FROM ALL SIDES OF ROOF AND MINIMUM 24" (610MM) SPACING FROM ROOF RIDGE.
- INCLUDE MINIMUM 0.5" (13MM) AIR GAP BETWEEN ARRAY ROWS.
- ENSURE EACH PHOTOVOLTAIC MODULE IS SECURED IN FOUR PLACES.
- EMT CONDUIT INSTALLED IN FINISHED SPACES SHALL BE PAINTED TO MATCH.
- PHOTOVOLTAIC SYSTEM SHALL BE INSTALLED SO AS TO PRODUCE A BALANCED THREE-PHASE OUTPUT.
- ANY/ALL ROOF PENETRATIONS SHALL BE MADE BY A CERTIFIED ROOFING CONTRACTOR TO ENSURE WARRANTIES ARE MAINTAINED.
- ANY/ALL CABLING SHALL BE ROUTED THROUGH EMT CONDUIT.

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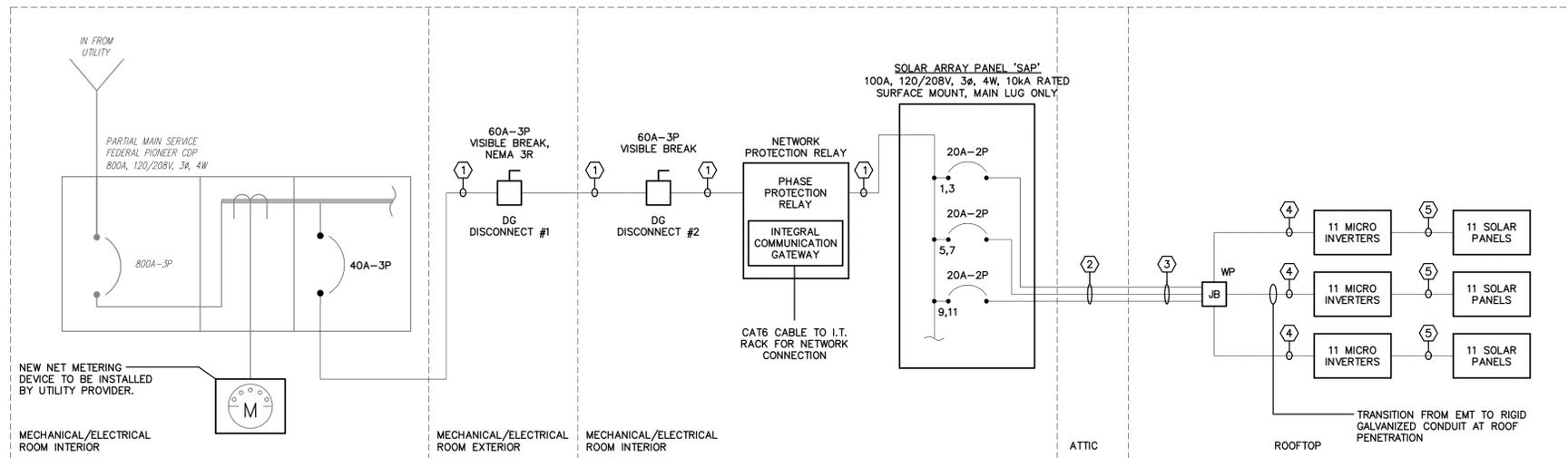
LOTW MUSEUM ROOF RENOVATION & SOLAR
 KENORA ON

ELECTRICAL ROOF PLAN
 PROPOSED SOLAR ARRAY LAYOUT

Scale: AS NOTED	Drawn By: LN Ckd. By: KO Dwg. No.: 22-144L-E101	Date: NOVEMBER, 2025 Rev. 0
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ROOF PLAN - SOLARY ARRAY LAYOUT
 SCALE: 3/16"=1'-0"

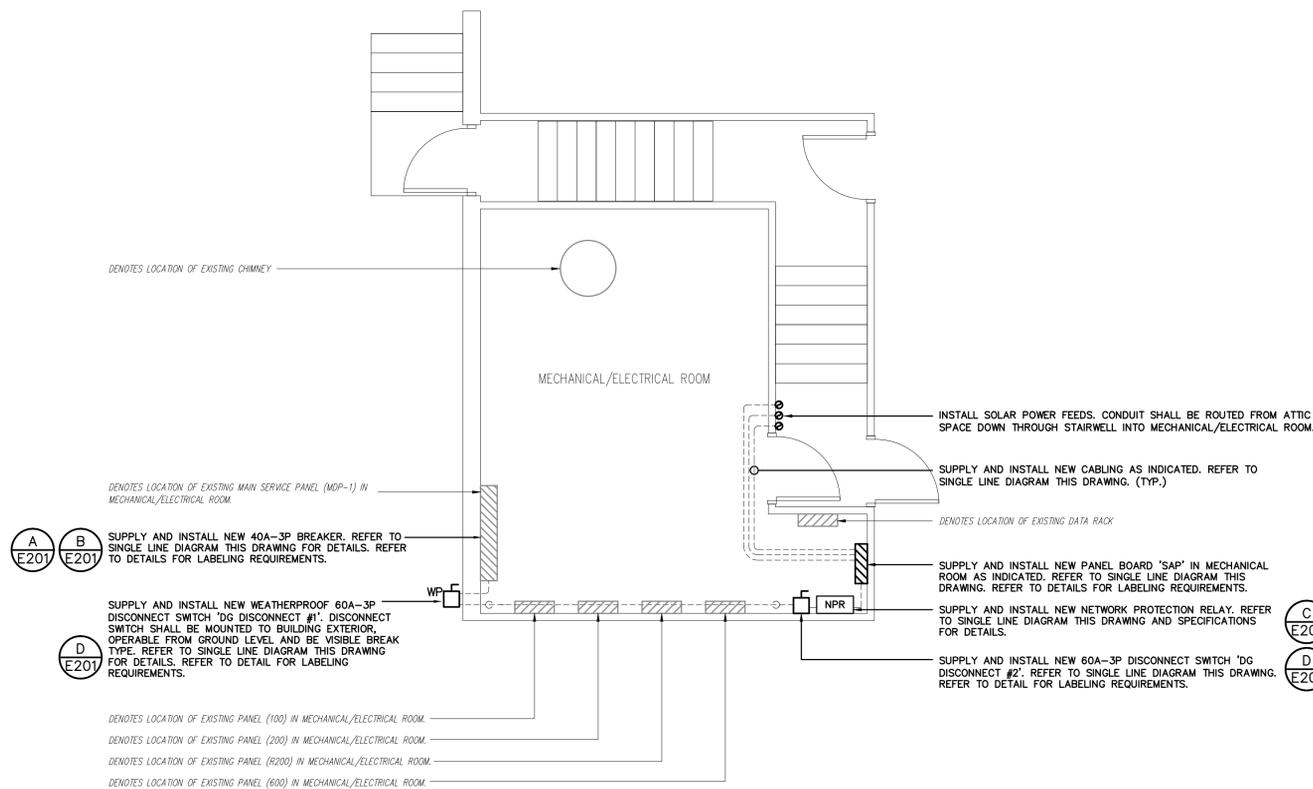
ELECTRICAL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS



CABLE LEGEND

- ① 4C-#8AWG RW-90 W/GND IN #27MM EMT
- ② 6-#12AWG RW90 W/GND IN 27MM EMT
- ③ 6-#12AWG RW90 CU W/ GND IN 27MM RIGID GALVANIZED CONDUIT
- ④ PRE-MANUFACTURED TRUNK CABLE TO BE PROVIDED WITH INVERTERS
- ⑤ PRE-MANUFACTURED CONNECTION CABLE PROVIDED WITH PV PANELS

SINGLE LINE POWER DISTRIBUTION DIAGRAM
SCALE: NTS



1 MECHANICAL/ELECTRICAL ROOM LAYOUT
SCALE: NTS

DISTRIBUTED GENERATION SYSTEM INFORMATION

EQUIPMENT					
TYPE	MAKE	MODEL	MAXIMUM CONTINUOUS POWER OUTPUT	AC FAULT CURRENT CONTRIBUTION	QUANTITY
MICRO INVERTER	ENPHASE	IQ7+	290VA	5.8A RMS (3-CYCLE)	33
SOLAR PANEL	HELIENE	72M	370W	---	33

SYSTEM POWER OUTPUT				
BRANCH	INVERTER MAXIMUM CONTINUOUS POWER OUTPUT	INVERTER QUANTITY	BRANCH OUTPUT POWER	BRANCH OUTPUT CURRENT
1	290VA	11	3190VA	15.34A (208V, 1φ)
2	290VA	11	3190VA	15.34A (208V, 1φ)
3	290VA	11	3190VA	15.34A (208V, 1φ)
TOTAL			9570VA	26.58A (208V, 3φ)

* THE EQUIPMENT OUTLINED IN THIS TABLE WAS USED AS A BASIS FOR DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY EQUIPMENT OTHER THAN THAT SPECIFIED CONFORMS TO THE UTILITY PROVIDER'S TECHNICAL INTERCONNECTION REQUIREMENTS FOR MICRO GENERATION (LESS THAN 10KW).

LABELING OF NEW PV SYSTEM SHALL BE IN ACCORDANCE WITH OESC SECTION 64 AND ASSOCIATED BULLETINS

GLOBAL DISTRIBUTED LOAD SHALL NOT EXCEED 5 LBS/FT². REFER TO STRUCTURAL ANALYSIS REPORT ATTACHED.

0	ISSUED FOR TENDER	NOV 3/25	KO
No.	Revision	Date	Initial

- Notes:
- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING DIMENSIONS AND EXISTING CONDITIONS AT THE OUTSET OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER. DO NOT PROCEED WITHOUT FURTHER WRITTEN DIRECTION FROM THE ENGINEER.
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LOTW MUSEUM ROOF RENOVATION & SOLAR
KENORA ON

ELECTRICAL
MECHANICAL/ELECTRICAL ROOM LAYOUT
SINGLE LINE DIAGRAM

ELECTRICAL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS

Scale: AS NOTED	Drawn By: LN Ckd. By: KO Dwg. No.: 22-144L-E102	Date: NOVEMBER, 2025 Rev. 0
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ELECTRICAL SPECIFICATION

GENERAL INSTRUCTION

- THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL A COMPLETE ELECTRICAL SYSTEM INCLUDING ALL MATERIALS, EQUIPMENT, SERVICES AND LABOUR NECESSARY AS SHOWN OR IMPLIED FOR A COMPLETE INSTALLATION.
- ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE, ONTARIO FIRE CODE AND THE ONTARIO ELECTRICAL SAFETY CODE (OESC) 2019 EDITION 2024 AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- FURNISH INSPECTION CERTIFICATES, PRIOR TO FINAL PAYMENT, TO SHOW INSTALLED WORK CONFORMS TO SPECIFICATION AND REGULATIONS. PAY ALL FEES AND PERMIT COSTS.
- ELECTRICAL CONTRACTOR SHALL VERIFY DIMENSIONS OF EQUIPMENT TO BE INSTALLED.
- EACH ROOM CONTAINING ELECTRICAL EQUIPMENT AND EACH WORKING SPACE AROUND EQUIPMENT SHALL HAVE UNOBSTRUCTED MEANS OF EGRESS PER OESC RULE 2-310.
- MAINTAIN A MINIMUM WORKING SPACE OF 1 METER WITH SECURE FOOTING ABOUT ELECTRICAL EQUIPMENT SUCH AS SWITCHBOARDS, PANELBOARDS, CONTROL PANELS AND MOTOR CONTROL CENTERS WHICH ARE ENCLOSED IN METAL PER OESC RULE 2-308.
- ALL WORK AND MATERIAL SUPPLIED BY THE ELECTRICAL SUBCONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER THE COMPLETION OF THE PROJECT.
- ALL MATERIALS SHALL BE NEW AND CSA CERTIFIED.
- PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE ENGINEER.
- PROVIDE FIRESTOPPING FOR CONDUITS PASSING THROUGH RATED ASSEMBLIES. FIRESTOPPING TO BE UL LISTED AND TO MATCH WALL/FLOOR ASSEMBLY RATING.
- ELECTRICAL CONTRACTOR TO REPAIR ALL SURFACES DAMAGED DUE TO WORK PERFORMED TO THE SATISFACTION OF THE OWNER.
- MOUNTING HEIGHTS FOR DEVICES ARE TO BE PER CODE REQUIREMENTS. ELECTRICAL CONTRACTOR IS TO VERIFY DIMENSIONS SHOWN ON DRAWING.
- PROTECT EXISTING WORK AND EQUIPMENT DURING CONSTRUCTION.
- TEST ALL SYSTEM COMPONENTS FOR PROPER OPERATION AND SAFETY.
- DRAWINGS INDICATE GENERAL LOCATION, QUANTITY AND TYPE OF OUTLETS FOR ELECTRICAL SERVICES ONLY. DO NOT SCALE.
- CO-ORDINATE ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT SUPPLIED BY OWNER OR OTHER TRADES. NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO INSTALLATION.
- CARRY OUT DEMOLITION AS SHOWN AND AS REQUIRED TO SUIT RENOVATIONS AND ALL NEW CONSTRUCTION REQUIREMENTS. DETERMINE EXTENT OF DEMOLITION ON SITE. REMOVE ALL CONDUIT AND WIRING BACK TO SOURCE. ALL MATERIALS REMOVED AND MADE REDUNDANT BY THIS WORK (UNLESS INDICATED OTHERWISE) SHALL BECOME PROPERTY OF CONTRACTOR.

PANELBOARDS

- PANELBOARDS: TO CSA C22.2 NO. 29.
- 250 AND 600VOLT PANELBOARDS: BUS AND BREAKERS RATED FOR SYMMETRICAL INTERRUPTING CAPACITY AS INDICATED ON PANEL SCHEDULES (RMS SYMMETRICAL).
- PANELBOARDS: MAINS, NUMBER OF CIRCUITS, AND NUMBER AND SIZE OF BRANCH CIRCUIT BREAKERS AS INDICATED.
- COPPER BUS WITH FULL SIZE NEUTRAL.
- EQUIPMENT GROUND BUS TO MATCH NEUTRAL BUS. BOLTED DIRECTLY TO PANELBOARD ENCLOSURE.
- MAINS SUITABLE FOR BOLT-ON BREAKERS.
- FINISH TRIM AND DOOR BAKED GREY ENAMEL.
- MOUNT PANELBOARDS AT 1980MM TO TOP.
- CONNECT LOADS TO CIRCUITS AS INDICATED.
- CONNECT NEUTRAL CONDUCTORS TO COMMON NEUTRAL BUS WITH RESPECTIVE CIRCUIT(S) IDENTIFIED.
- PROVIDE SPRINKLER PROOF SHIELDS ON SURFACE MOUNTED PANELS WHEN SPRINKLERS LOCATED IN ROOMS.
- POW-R-LINE 1A, 2A AND 3A SERIES PANELBOARDS OR APPROVED EQUAL.
- SIEMENS AND SQUARE D PANELBOARDS ARE APPROVED EQUALS.

CONDUITS

- ELECTRICAL METALLIC TUBING (EMT), COUPLINGS AND CONNECTORS: CSA C22.2 NO. 83.
- RIGID METAL CONDUITS AND FITTINGS: STEEL, GALVANIZED HEAVY WALL, CSA C22.2 NO. 45.
- FLEXIBLE METAL CONDUITS, LIQUID-TIGHT FLEXIBLE METAL CONDUITS: CSA C22.2 NO. 56.
- POLY VINYL CHLORIDE (PVC) DB2 DUCT: CSA C22.2 NO. 211.1
- USE EMT CONDUIT AND FITTINGS FOR ALL INTERIOR WIRING UNLESS OTHERWISE SPECIFIED.
- USE RIGID METAL CONDUITS AND FITTINGS STEEL WHERE EXPOSED INSTALLATION IS SUBJECT TO MECHANICAL INJURY AND FOR EXTERIOR USE.
- USE LIQUID TIGHT FLEXIBLE METAL CONDUIT FOR CONNECTION TO MOTORS OR VIBRATING EQUIPMENT IN DAMP, WET OR CORROSIVE LOCATIONS.
- FOR EXTERIOR MOUNTED CONDUIT PROVIDE EXPANSION FITTINGS AS FOLLOWS:
 - WEATHERPROOF EXPANSION FITTINGS WITH INTERNAL BONDING ASSEMBLY SUITABLE FOR 100MM LINEAR EXPANSION.
 - WATERTIGHT EXPANSION FITTINGS WITH INTEGRAL BONDING JUMPER SUITABLE FOR LINEAR EXPANSION AND 10MM DEFLECTION IN ALL DIRECTIONS.
 - WEATHERPROOF EXPANSION FITTINGS FOR LINEAR EXPANSION AT ENTRY TO PANELS.
- CONDUIT FITTINGS TO BE MANUFACTURED FOR USE WITH CONDUIT SPECIFIED. COATING TO BE THE SAME AS THE CONDUIT. FACTORY 'ELLS' WHERE 90 DEGREE BENDS ARE REQUIRED FOR 25MM AND LARGER CONDUITS. WATERTIGHT CONNECTORS AND COUPLINGS FOR EMT. INSTALL CONDUIT SEALING FITTINGS IN HAZARDOUS AREAS AND FILL WITH COMPOUND. USE EXPLOSION PROOF FLEXIBLE CONNECTIONS TO EXPLOSION PROOF MOTORS.
- INSTALL CONDUITS TO CONSERVE HEADROOM IN EXPOSED LOCATIONS.
- CONCEAL CONDUITS EXCEPT IN MECHANICAL AND ELECTRICAL SERVICE ROOMS AND IN UNFINISHED AREAS.
- INSTALL EXPOSED CONDUITS NEATLY, PARALLEL TO BUILDING LINES WITH CONCENTRIC RIGHT-ANGLE BENDS.
- CLEARLY LABEL ALL EXPOSED CONDUIT, PULL BOXES, JUNCTION BOXES, ETC., TO INDICATE THE NATURE OF THE SERVICE.
- RACEWAY SYSTEMS TO BE COMPLETELY INSTALLED, DRY AND CLEAN BEFORE PULLING CONDUCTORS.
- PROVIDE POLYPROPYLENE FISH WIRE IN ALL EMPTY CONDUITS.
- PROVIDE, IN ALL CONDUITS, AN INSULATED GREEN GROUNDING CONDUCTOR. RUN WITH CIRCUIT CONDUCTORS AND TO ALL ENCLOSURES.

WIRING

- SINGLE OR MULTI-CONDUCTOR TECK 90 CABLES TO CSA STANDARD C22.2 NO. 131. CABLES TO BE 1000 V INSULATION, ALUMINUM SHEATH AND OVERALL PVC JACKET. INSULATION TO BE 1000V CROSS-LINKED POLYETHYLENE SUITABLE FOR INSTALLATION AT A TEMPERATURE DOWN TO MINUS 40 °C. COMPLETE WITH ALUMINUM SHEATH AND OVERALL PVC JACKET. TECK 90 CABLES TO BE COPPER UNLESS OTHERWISE INDICATED.
- 600 VOLT RW90 OR T90 RATING, COPPER CONDUCTORS, MINIMUM #12 AWG, EXCEPT AS OTHERWISE NOTED. 15AMP, 120 VOLT RECEPTACLE BRANCH CIRCUIT HOME RUNS SHALL BE MINIMUM #12 AWG. HOME RUNS OVER 75 FEET SHALL BE MINIMUM #10 AWG. MAXIMUM LENGTH OF BRANCH CIRCUIT FEEDER FROM PANEL TO FURTHEST RECEPTACLE SHALL BE 120 FT.
- ARMoured CABLE (TYPE AC90) ONLY IN CONCEALED CEILING SPACE FOR FINAL CONNECTION FROM JUNCTION OR DISTRIBUTION BOXES TO LUMINAIRES, RECEPTABLES, AND ALL OTHER ELECTRICAL DEVICES. TO MAXIMUM LENGTH OF 5 METERS. AC90 CABLE SHALL NOT BE USED FROM DISTRIBUTION OR JUNCTION BOXES TO A SECOND JUNCTION BOX.
- ENSURE VOLTAGE DROP DOES NOT EXCEED 2 PERCENT.
- WIRE CONNECTORS: TWIST-ON PRESSURE TYPE FOR #10 AND SMALLER. SPLIT-BOLT TYPE FOR #8 AND LARGER.

ELECTRICAL SPECIFICATION - CONTINUED

BOXES

- GALVANIZED SHEET STEEL BOXES WITH CONDUIT K.O.'S TO SUIT INSTALLATION. MASONRY FOR BLOCK WALLS, CONCRETE TIGHT FOR CONCRETE ENCASUREMENT, TYPE FS FOR SURFACE MOUNTING. JUNCTION AND PULL BOXES C/W SCREW-ON FLAT COVERS.
- OPENINGS IN ALL ELECTRICAL METAL BOXES SHALL BE PUNCHED OR CUT. BURRING OF HOLES WILL NOT BE PERMITTED.
- ALL CONDUITS AND CABLES MUST BE SECURELY FASTENED WITH APPROVED CLIPS AND SCREWS.

IDENTIFICATION

- IDENTIFY SOURCE, VOLTAGE AND LOAD ON ALL JUNCTION BOXES. USE OF INDELIBLE MARKER FOR THESE LOCATIONS IS ACCEPTABLE.
- ALL CONDUCTORS TO BE COLOUR CODED IN ACCORDANCE WITH CSA 22.1 SECTION 4.036 AND EXISTING BUILDING WIRE COLOUR CODE SYSTEM.
- CONTRACTOR TO PROVIDE A "TYPED" PANEL SCHEDULE FOR ALL ELECTRICAL PANELS INSTALLED IN THIS CONTRACT.
- IDENTIFY PANEL AND CIRCUIT NUMBER ON ALL NEW OR RELOCATED DUPLEX RECEPTACLE FACE PLATES WITH BLACK PRINTED LETTERING ON CLEAR LABELING TABS (P-TABS).
- CONDUIT IDENTIFICATION: CODE WITH PLASTIC TAPE OR PAINT AT POINTS WHERE CONDUITS ENTER WALLS, CEILINGS, OR FLOORS AT 3.0M INTERVALS.
- IDENTIFY ALL ELECTRICAL EQUIPMENT WITH LAMACOID PLATES (BLACK WITH WHITE LETTERING), PANELBOARDS, DISCONNECTS, SPLITTERS, TRANSFORMERS, MOTOR STARTERS ETC.

GROUNDING

- GROUNDING EQUIPMENT TO CSA C22.2 NO. 41.
- COPPER GROUNDING CONDUCTORS TO: CSA 22.1 SECTION 10 LATEST EDITION.
- NON-CORRODING ACCESSORIES NECESSARY FOR GROUNDING SYSTEM.
- INSTALL COMPLETE PERMANENT, CONTINUOUS, SYSTEM AND CIRCUIT, EQUIPMENT, GROUNDING SYSTEMS, INCLUDING ELECTRODES, CONDUCTORS, CONNECTOR, ACCESSORIES, AS INDICATED, TO CONFORM TO REQUIREMENTS OF ENGINEER AND LOCAL AUTHORITY HAVING JURISDICTION OVER INSTALLATION.
- INSTALL SEPARATE "GREEN" GROUND CONDUCTOR IN SAME CONDUIT WITH CIRCUIT (POWER WIRING) CONDUCTORS. BOND SECURELY TO GROUND SCREW IN EACH OUTLET, JUNCTION, PULL BOX, AND EQUIPMENT ENCLOSURE GROUND CONDUCTOR EQUAL IN AMPACITY TO SIZE OF CIRCUIT AMPACITY OR IN ACCORDANCE WITH CODE FOR EQUIPMENT GROUNDING.
- INSTALL GROUNDING CONNECTIONS TO TYPICAL EQUIPMENT INCLUDING, BUT NOT NECESSARILY LIMITED TO: GENERATOR FRAME, PANELBOARDS, TRANSFER SWITCHES AND RECEPTABLES.

DISCONNECT SWITCHES

- ENCLOSED MANUAL AIR BREAK SWITCHES IN NON-HAZARDOUS LOCATIONS: TO CSA C22.2 NO. 4.
- FUSE HOLDER ASSEMBLIES TO CSA C22.2 NO. 39.
- FUSIBLE AND NON-FUSIBLE DISCONNECT SWITCH IN CSA ENCLOSURE EEMAC 1 (EEMAC 3R FOR WEATHERPROOF TYPE).
- PROVISION FOR PADLOCKING IN OFF SWITCH POSITION BY ONE LOCK.
- MECHANICALLY INTERLOCKED DOOR TO PREVENT OPENING WHEN HANDLE IS IN 'ON' POSITION.
- QUICK MAKE, QUICK BREAK ACTION.
- ON-OFF SWITCH POSITION INDICATION ON SWITCH ENCLOSURE COVER.
- INSTALL DISCONNECT SWITCHES COMPLETE WITH FUSES AS INDICATED.
- ALL AC DISCONNECTS ASSOCIATED WITH THE PHOTOVOLTAIC SYSTEM SHALL BE VISUALLY IDENTIFIABLE AS DISCONNECTED WHEN OPEN.

PHOTOVOLTAIC SYSTEM - GENERAL

- ALL SOLAR PANELS SHALL BEAR A CERTIFICATION MARK ACCEPTABLE UNDER THE OESC OR ACCEPTED THROUGH FIELD EVALUATION UNDER THE PROVISIONS OF OESC RULE 2-014.
- THE PHOTOVOLTAIC SYSTEM SHALL BE TERMINATED AT PANEL AS INDICATED AND ACCORDING TO ONTARIO ELECTRICAL SAFETY CODE BULLETIN 64-1-0, DIAGRAM B2. PROVIDE ALL NECESSARY LAMACOID MARKING DEVICES IN ACCORDANCE WITH OESC SECTIONS 64 AND 64.

PHOTOVOLTAIC SYSTEM - IDENTIFICATION

- PERMANENT MARKING SHALL BE PROVIDED AT AN ACCESSIBLE LOCATION AT THE DISCONNECTING MEANS FOR THE PHOTOVOLTAIC OUTPUT CIRCUIT. THESE MARKINGS SHALL INCLUDE THE RATED AC OPERATING CURRENT AND THE NOMINAL OPERATING AC VOLTAGE PER OESC RULE 64-200 & OESC BULLETIN 64-4-3.
- A PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN IN ACCORDANCE WITH OESC RULE 64-219 SHALL BE PROVIDED WITH A PERMANENT MARKING IN AN ACCESSIBLE LOCATION AT THE DISCONNECTING MEANS FOR THE PHOTOVOLTAIC OUTPUT CIRCUIT STATING THAT THE PHOTOVOLTAIC SYSTEM IS EQUIPPED WITH RAPID SHUTDOWN.
- A WARNING SIGN FOR A PHOTOVOLTAIC SYSTEM SHALL BE IN CAPITAL LETTERS WITH A MINIMUM HEIGHT OF 9.5MM, IN WHITE ON A RED BACKGROUND. INSTALL WARNING SIGN AT THE SUPPLY AUTHORITY DISCONNECTING MEANS AND AT THE SUPPLY AUTHORITY METER LOCATION.
- EACH PANELBOARD, BUSBAR OR CONDUCTOR SUPPLIED FROM MULTIPLE SOURCES IN THE PHOTOVOLTAIC SYSTEM SHALL BE SUPPLIED WITH SUITABLE WARNING SIGNS ADJACENT TO EACH SOURCE DISCONNECTING MEANS TO INDICATE THAT ALL THE DISCONNECTING MEANS MUST BE OPENED TO ENSURE COMPLETE DE-ENERGIZATION OF THE EQUIPMENT.
- SUPPLY AND INSTALL PV SYSTEM SINGLE LINE DIAGRAM LAMACOID PLATES IN A CONSPICUOUS LOCATION AT THE SUPPLY AUTHORITY DISCONNECTING MEANS AND AT THE SUPPLY AUTHORITY METER LOCATION.
- REFER TO DRAWINGS FOR ADDITIONAL IDENTIFICATION REQUIREMENTS.

PHOTOVOLTAIC SYSTEM - COORDINATION & CONNECTION

- COORDINATE ALL WORK WITH HYDRO ONE, ESA, THE ENGINEER AND OWNER.
- SERVICE INTERRUPTIONS SHALL BE PLANNED TO BE OF MINIMUM DURATION. SUCH INTERRUPTIONS SHALL OCCUR OUTSIDE OF NORMAL WORKING HOURS AT A TIME AS DESIGNATED BY THE OWNER. MAKE ALL ARRANGEMENTS WITH THOSE CONCERNED AND INCLUDE IN CONTRACT PRICE FOR OVERTIME REQUIRED TO ENSURE THAT THE INTERRUPTION IS HELD TO A MINIMUM.
- CONNECTION OF THE NEW PHOTOVOLTAIC SYSTEM TO THE UTILITY GRID TO BE INSPECTED BY ESA. ONCE APPROVED TURN ON POWER TO THE BUILDING BY CLOSING THE PHOTOVOLTAIC BREAKER IN THE MAIN DISTRIBUTION PANELBOARD 'CDP'.
- OBTAIN ALL REGULATORY AND PERMITTING APPROVALS, INCLUDING THOSE REQUIRED TO CONNECT THE PHOTOVOLTAIC SYSTEM TO THE LOCAL DISTRIBUTION COMPANY DISTRIBUTION SYSTEMS. SUBMIT REQUIRED DOCUMENTS AND SHOP DRAWINGS TO AUTHORITIES HAVING JURISDICTION IN ORDER TO OBTAIN APPROVAL FOR THE WORK. PREPARE ANY ADDITIONAL INFORMATION, DETAILS AND DRAWINGS THAT THESE AUTHORITIES MAY REQUIRE.

ELECTRICAL SPECIFICATION - CONTINUED

PHOTOVOLTAIC SYSTEM - EQUIPMENT

- PHOTOVOLTAIC MODULES

PHOTOVOLTAIC MODULES SHALL BE DESIGNED TO CONNECT DIRECTLY TO THE MOUNTING HARDWARE. FOLLOW MANUFACTURER'S DIRECTION FOR DETAILS INSTALLATION OF THE MODULES ON TRACKING UNITS

370W, 72 CELL, MONOCRYSTALLINE PHOTOVOLTAIC PANELS COMPLETE WITH MINIMUM 19.3% EFFICIENCY, 10 YEAR PRODUCT WARRANTY AND 25 YEAR LINEAR PERFORMANCE WARRANTY.

HELIENE 72M SERIES OR APPROVED EQUAL.
- UTILITY GRID-TIED PHOTOVOLTAIC MICRO-INVERTERS

LOCATION OF INVERTERS WILL BE DIRECTLY MOUNTED TO EACH PHOTOVOLTAIC MODULE. INVERTER WIRING IN ACCORDANCE WITH OESC REQUIREMENTS.

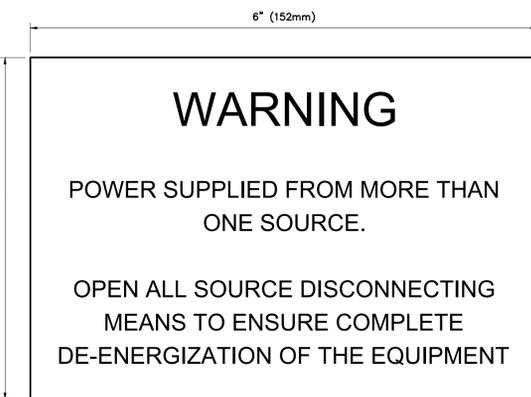
290VA CONTINUOUS OUTPUT, 295VA PEAK OUTPUT, 208V, SINGLE-PHASE MICRO INVERTERS THAT ARE COMPATIBLE WITH 60 AND 72 CELL PHOTOVOLTAIC MODULES. PROVIDE TRUNK CABLES TO FACILITATE THE CONNECTION OF SINGLE-PHASE MODULES TO THREE PHASE ELECTRICAL PANEL/SYSTEM. EVENLY DISTRIBUTE MICRO INVERTERS ACROSS ALL THREE PHASES.

ENPHASE IQ7+ OR APPROVED EQUAL
- NETWORK PROTECTION RELAY

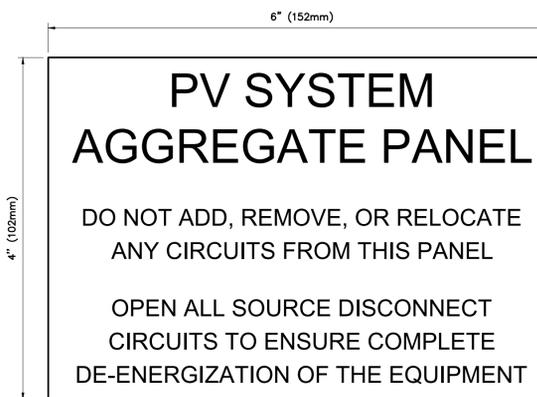
SIMULTANEOUSLY DISCONNECTS ALL UNGROUNDED CONDUCTORS OF THE PHOTOVOLTAIC SYSTEM UPON LOSS OF VOLTAGE IN ONE OR MORE OF ITS PHASES. COMPATIBLE WITH ABOVE MICRO-INVERTERS. RATED FOR 200A CONTINUOUS CURRENT AT 208VAC, THREE-PHASE, UL 1741 COMPLIANT. COMPLETE WITH PHOTOVOLTAIC SYSTEM COMMUNICATION MODULE CAPABLE OF MONITORING AND DISPLAYING PHOTOVOLTAIC SYSTEM ENERGY PRODUCTION, REMOTELY ACCESSIBLE, INTEGRATED Wi-Fi AND ETHERNET CONNECTIONS. PROVIDE ALL COMMUNICATIONS EQUIPMENT AND CABLING AS REQUIRED FOR A COMPLETE INSTALLATION.

ENPHASE NETWORK PROTECTION RELAY (3-PHASE) OR APPROVED EQUAL
- MOUNTING SYSTEM

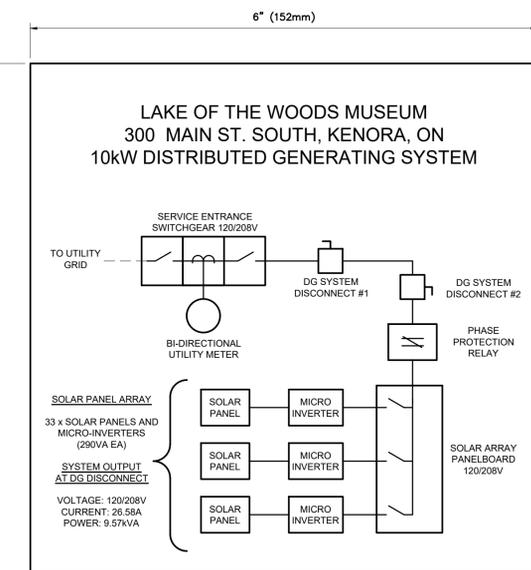
RAIL BASED MOUNTING SYSTEM FOR SLOPED ROOFS. ALUMINIUM CONSTRUCTION COMPLETE WITH RAIL LEVELING, SELF-SEALING ROOF BOLTS, AND INTEGRATED BONDING. MOUNTING SYSTEM TO UL 2703 STANDARD AND CSA CERTIFIED. COMPATIBLE WITH SHINGLE, STANDING SEAM, OR CORRUGATED STEEL ROOFS. COMPLETE WITH ALL ACCESSORIES REQUIRED FOR INSTALLATION, INCLUDING PLATES FOR MOUNTING MICRO INVERTERS.



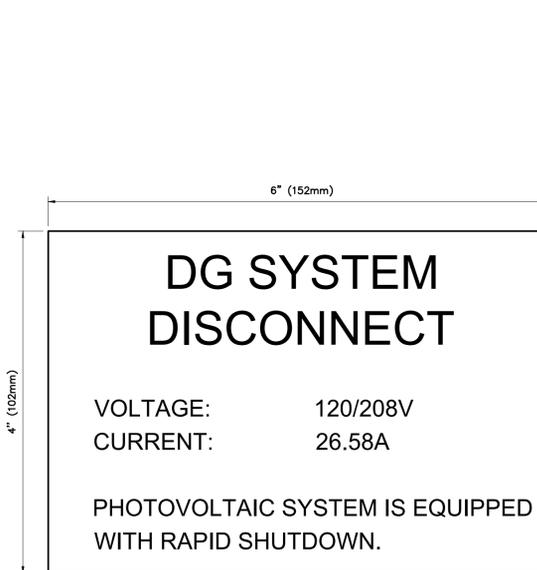
A LABELLING - PANEL 'MDP' - ADJACENT SOURCE DISCONNECT
SCALE: NTS



C LABELLING - PANEL 'SAP'
SCALE: NTS



B LABELLING - PANEL 'MDP' - METER LOCATION
SCALE: NTS



D LABELLING - DG SYSTEM DISCONNECT 1&2
SCALE: NTS

NOTES

- THE LABELING EXAMPLES SHOWN HEREIN ARE FOR REFERENCE ONLY, CONTRACTOR TO ENSURE ANY MISSING LABELS ARE PLACED ON EQUIPMENT DURING CONSTRUCTION.
- ALL LABELING ASSOCIATED WITH THE PV SYSTEM SHALL BE PRINTED IN WHITE TEXT ON A RED BACKGROUND.
 - LARGE TEXT: 10MM
 - SMALL TEXT: 5MM
- ALL LABELING SHALL CONSIST OF UV RESISTANT TWO-COLOUR LAMACOIDS SUITABLE FOR INSTALLATION OUTDOORS.

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LOTW MUSEUM ROOF RENOVATION & SOLAR
KENORA ON

**ELECTRICAL
DETAILS & SPECIFICATIONS**

Scale: AS NOTED	Drawn By: LN Ckd. By: KO Dwg. No.: 22-144L-E201	Date: NOVEMBER, 2025	Rev. 0
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