



Addendum #1

Date: September 8, 2026
 Owner: City of Kenora
 Title: Request for Proposals – Purchase and Rehabilitation of the Kenricia Hotel

The following answers, clarifications, and changes to the RFP documents form part of the RFP process and shall be included in all considerations relating to the Proponent's submission.

Item #	Reference	Question/Answer/Clarification/Change
1	Section 4.1.2-Redevelopment Concept	Revise Section 4.1.2. Redevelopment Concept from: A detailed description of the proposed rehabilitation, adaptive reuse, and redevelopment of the Property, including: a) proposed uses; b) proposed uses by floor or building area; c) proposed commercial, residential, hotel, hospitality, tourism, office, institutional, cultural, community, or other uses; d) how the proposal will activate the downtown core; e) how the proposal will preserve and work with the heritage character of the Property; f) how the proposal will return underused portions of the building to productive use; g) anticipated public realm or streetscape improvements; h) anticipated community and economic benefits. To: A detailed description of the proposed rehabilitation, adaptive reuse, and redevelopment of the Property, including: a) proposed uses; b) proposed uses by floor or building area; c) proposed commercial, residential, hotel, hospitality, tourism, office, institutional, cultural, community, or other uses; d) how the proposal will activate the downtown core;

		e) how the proposal will preserve and work with the heritage character of the Property; f) how the proposal will return underused portions of the building to productive use; g) anticipated public realm or streetscape improvements; h) anticipated community and economic benefits.
2	Section 2.5- Stage 2 Due Diligence	<u>Question:</u> Will Proponents have the opportunity to walk through or inspect the property before the RFP closes? <u>Answer:</u> As reflected within sections of the RFP: 1.6 Selection Stage 1 1.6.1- Following completion of the Stage 1 evaluation, the City may invite the highest ranked proponent to become the Preferred Proponent and proceed to Stage 2. 2.5 Stage 2 Due Diligence 2.5.1 - Because the City is not expected to obtain possession of the Property until approximately November 5, 2026, proponents will not have an opportunity to complete intrusive or comprehensive physical due diligence before the RFP Closing Time.
3	Section 2.6- Existing Tenancies and Occupancy	<u>Question:</u> Can you provide some clarification around the City's plans for the existing residential occupants and whether there are any expectations for replacement affordable or supportive housing as part of the redevelopment? <u>Answer:</u> On August 27, 2026, the City of Kenora provided written notice to the long-term guests of the Kenricia Hotel advising them of the City's anticipated possession of the Kenricia Hotel and the requirement for long-term guests to relocate. The notice advises that the City does not anticipate taking possession until November 6, 2026, and that as of the possession date, long term guests would no longer have access to the building or their rooms. The City is working with community agencies and providing assistance to long-term guests in identifying alternate housing options.

		Proponents should continue to rely on the timeline requirements set out in the RFP with respect to the City's anticipated possession of the Property and the subsequent transfer of the property.
4	Question – Building Details	<u>Question:</u> Does the City have any existing reports relating to the condition of the property, including structural, environmental, roof, fire safety, or heritage matters? <u>Answer:</u> The City will be conducting a building condition assessment as part of the expropriation process. The report will not be available prior to RFP closing. It is anticipated that the Preferred Proponent who proceeds to Stage 2 will secure their own consultant to develop an independent study as part of their due diligence.
5	Question – Building Details	<u>Question:</u> Can the City provide information regarding the current condition and status of the building systems including elevator, sprinkler/standpipe systems, stairs and ingress/egress, outstanding building Code or Property Standards Orders. <u>Answer:</u> City records do not contain any information on the condition and status of the elevator, or stairs and egress. City records do not contain any outstanding Building, Fire Code or Property Standards Order. City of Kenora Fire and Emergency Service records are attached as Schedule A for sprinkler and fire alarm inspections from 2023. The reports reflect the conditions and information available at the time of respective inspections and are not intended to represent or guarantee the current condition, or compliance of any building or fire protection system. The City makes no representation or warranty as to the completeness or current accuracy of the reports. Proponents are responsible for conducting their own due diligence and should consider whether additional or unknown deficiencies may exist
6	Question – Building Details	<u>Question:</u> Does the City have any information available on fire flow, whether the existing water services could support a fully

		sprinklered redevelopment, or records showing the existing water and sanitary connections? <u>Answer:</u> City of Kenora Fire and Emergency Service records are attached as Schedule A for sprinkler and fire alarm inspections from 2023. The reports reflect the conditions and information available at the time of respective inspections and are not intended to represent or guarantee the current condition, or compliance of any building or fire protection system. The City makes no representation or warranty as to the completeness or current accuracy of the reports. Proponents are responsible for conducting their own due diligence and should consider whether additional or unknown deficiencies may exist Site Servicing is provided in the RFP as Schedule C. 2024 inspection reports for three (3) City of Kenora fire hydrants in proximity to the Kenricia Hotel are attached as Schedule B to this addendum.
7	Question – Building Details	<u>Question:</u> Are there any existing floor plans, architectural drawings, floor-by-floor area breakdowns available including any building permits on file? <u>Answer:</u> Existing floor plans from City records are attached as Schedule C to this addendum. The attached information is provided by the City solely for general reference and illustrative purposes. The City makes no representation or warranty as to its accuracy, completeness or currency, including the stated room dimensions, layout, square footage, or the existence, use or condition of any room or other feature identified therein. The City estimates that the building has a total gross floor area of approximately 70,000 square feet. A list of historic building permits from City building files is provided in Schedule C. Proponents must conduct their own investigations and due diligence and must not rely upon the attached

		information or the City's estimate in preparing or submitting a proposal.
8	Question- Property Taxation	<u>Question:</u> What are the current taxes? <u>Answer:</u> The property taxes bills for the Kenricia Hotel:155 Main Street, Kenora, ON 2026 – \$41,204.00 CAD 2025 – \$40,003.00 CAD
9	Question- Operating Costs and Revenues	<u>Question:</u> Is there any information on utility bills, operating costs or historic occupancy/revenue information available for the property? <u>Answer:</u> City records do not include a complete record of all operating costs, utility expenses, occupancy information, or revenues associated with the Kenricia Hotel. Limited historical utility information for services billed by the City of Kenora is available and provided as Schedule D, attached Proponents are responsible for undertaking their own due diligence with respect to the anticipated operating costs and revenues for the property.
10	Question – Ownership Structure	<u>Question:</u> Do you know of any potential developers who are interested in this opportunity, that may need help from a hotel brand or want to partner? <u>Answer:</u> Proponents are responsible for establishing any partnerships, operating relationships, or brand affiliations required to support their proposal. Any such arrangements should be described in the Proponent's submission in accordance with the requirements of the RFP. The City does not have a role in matching developers with operators.

11	Question- Ownership Structure	<u>Question:</u> Is the plan for the City to remain an owner in the project? <u>Answer:</u> The City's intent is to select a proponent that can demonstrate a credible ability to rehabilitate, adaptively reuse, and redevelop the Property in a timely manner. The Preferred Proponent will be required to commit to binding redevelopment obligations, including development milestones and registered protections in favour of the City. The City may reject any proposal that does not, in the City's view, adequately advance the public redevelopment purpose of the acquisition, regardless of purchase price. The City will evaluate all proposals received, including ownership structure, post construction operation and relevant experience of project team.
12	Question – Parking	<u>Question:</u> Any thoughts on parking? <u>Clarification:</u> <u>All proposals</u> shall provide a parking strategy which forms part of the evaluation criteria as per Section 5.2 of the RFP.
13	Question- Proponent Location	<u>Question:</u> Would you entertain a proposal from a Winnipeg group. <u>Answer:</u> The City will evaluate all proposals equally with no weight being given to the location of the proponent.
14	Question- Purchase Price	<u>Question:</u> At this time is there any price guidance. <u>Answer:</u> per Section 2.7- Land Value of the RFP, the City's evaluation will consider the total public and financial benefit of each proposal and not purchase price alone. Per Section 4.1.12- Proposed Purchase Price, each proposal shall include the proposed purchase price, exclusive of HST. Proponents acknowledge that purchase

		price is only one factor and that the City may select a proposal that does not contain the highest purchase price.
15	Question – Building Details	<u>Question:</u> Do you have any floor plans? Building Plans? <u>Answer:</u> See response to Question 7
16	Question – Building Details	<u>Question:</u> Do you have any permits that they have taken out over the years? Building Permits? <u>Answer:</u> See response to Question 7
17	Question – Building Details	<u>Question:</u> Any details on layouts? Any archive stuff? <u>Answer:</u> See response to Question 7
18	Question – Heritage	<u>Question:</u> Any more Heritage items? Heritage Building Plans? <u>Answer:</u> Heritage related details and associated by law are included in the RFP as Schedule D.

Schedule A

City of Kenora Fire and Emergency Service records for sprinkler and fire alarm inspections from 2023.



Lakeview Fire & Safety Inc.

708 Lakeview Drive
Kenora On P9N 3P7
807-468-1802

Fire Alarm System Test and Inspection Report (Ref CAN/ULC-S536-04)

Date of Inspection:	May 5, 2023	Report Updated:	November 20, 2023
Customer:	Kenricia Hotel	Work Order #:	
Building:	155 Main Street S	Service Building:	Kenricia Hotel
Address Line 1:		Service Address:	155 Main Street S, Kenora, Ontario P9N 1T1
Address Line 2:		Phone #:	431-284-3035
Project #:		Contact:	Terrence Fogden

System Manufacturer:	Notifier			Model Number:	NFS-320c		
Single Stage:	Y	Two Stage:	N	Conventional:	N	Addressable:	Y
THE ENTIRE FIRE ALARMS SYSTEM HAS BEEN INSPECTED IN ACCORDANCE WITH CAN/ULC-S536M INSPECTION AND TESTING OF FIRE ALARM SYSTEMS.							Y
THE FIRE ALARMS SYSTEM DOCUMENTATION IS ON SITE AND INCLUDES A DESCRIPTION OF THE SYSTEM.							Y
THE FIRE ALARM SYSTEM IS NOW FULLY FUNCTIONAL.							Y
THE FIRE ALARM SYSTEM HAS DEFICIENCIES NOTED IN THE ATTACHED REPORT							N
A COPY OF THIS REPORT WILL BE GIVEN TO Kenricia Hotel							Y
WHO IS THE BUILDING OWNER OR OWNER'S REPRESENTATIVE FOR THIS BUILDING.							

THIS RECORD IS TO BE MAINTAINED BY THE BUILDING OWNER

This is to certify that the information contained in this Fire Alarm System Annual Test and Inspection Report is correct and complete.		
Leo Allard	Lakeview Fire & Safety Inc.	807-468-1802
Printed name of primary or supervising technician conducting the inspection	Company	Telephone
	CFAA# : 13-994960	0
Signature of primary or supervising technician conducting the inspection	Identification # of primary or supervising technician	M' License # of primary or supervising technician conducting the inspection
	Lakeview Fire & Safety Inc.	807-468-1802
Printed name of technician conducting the inspection	Company	Telephone
	CFAA# :	
Signature of technician conducting the inspection	Identification # of technician conducting the inspection	M' License # of primary or supervising technician conducting the inspection



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Do you have a city tie? If so, take the necessary steps to alert the Central station / Fire Department. Do not use the Fire Department Emergency telephone number.	Y
Name and fire signal receiving centre / Fire Department: _____ T-BAY TEL	
Phone number of the fire signal receiving centre / Fire Department: _____ 1-800-893-2739	
Do you have auxiliary functions that can impair the building operations, such as elevator homing, fan shutdown, door holders, etc.	Y
Can these be disabled and tested by groups?	Y
Have building occupants been made aware of fire alarm testing?	Y
Has a pre-determined time been established for testing signaling devices?	Y
Have provisions been made for acquiring access to secured areas of the building?	Y
Has an alternative plan been established to alert building occupants and the local fire department should an actual fire condition occur during testing?	Y



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Fire Alarm System Test and Inspection Report (Ref CAN/ULC-S536-04)

CONTROL UNIT or TRANSPONDER TEST (Reference: 5.1.3, 5.2.2.1)			
Control Unit or Transponder Location	<u>Basement electrical room</u>	Identification:	<u>Notifier NFS-320c</u>
Power On visual indicator operates			Y
Common visual trouble signal operates			Y
Common audible trouble signal operates			Y
Trouble signal silence switch operates			Y
Main power supply failure initiates trouble signal			Y
Ground fault tested on both positive and negative initiates trouble signal			Y
Alert signal operates			N/A
Alarm signal operates			Y
Automatic transfer from alert signal to alarm signal operates (Auto EVAC)			N/A
Manual transfer from alert signal to alarm signal operates (Total EVAC)			N/A
Automatic transfer from alert signal to alarm signal cancel feature on a two stage system (AEC)			N/A
Alarm signal silence inhibit function operates			Y
Alarm signal manual silence operates			Y
Alarm signal silence visual indication operates			Y
Alarm signals, when silenced, automatically reinitiates upon subsequent alarm			Y
Alarm signal silence automatic cut-out timer	Time:		N/A
Audible, visual alert signals & alarm signals programmed and operate per design and specifications or documentation as detailed in Appendix C of the CAN/ULC-S536 standard			Y
Input circuit, alarm and supervisory operations, including audible and visual indication operates			Y
Input circuit supervision fault causes a trouble indication			Y
Output circuit alarm indicators operate			Y
Output circuit supervision fault causes a trouble indication			Y
Visual indicator test operates (lamp test)			Y
Coded signal sequences operate not less than the required number of times and the correct alarm signal operates thereafter			N/A



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CONTROL UNIT or TRANSPONDER TEST	
(Reference: 5.1.3, 5.2.2.1)	
Control Unit or Transponder Location: Basement electrical room	Identification: Notifier NFS-320c
Coded signal sequences are not interrupted by subsequent alarms	N/A
Ancillary devices control circuit is rated for intended purpose	Y
Ancillary device bypass will result in a trouble signal	Y
Input circuit to output circuit operation, including ancillary device circuits, for correct program operation, as per design & specification or documentation as detailed in Appendix C of CAN/ULC-S536	Y
Fire alarm system reset operates	Y
Main power supply to emergency power supply transfer operates	Y
Status change confirmation (smoke detectors only) verified [alarm inspection feature] Reference Clause 5.7.4.3	N/A
Receipt of the system alarm transmission to the fire signal receiving centre	Y
Receipt of the system supervisory alarm transmission to the fire signal receiving centre	Y
Receipt of system trouble transmission to the fire signal receiving centre	Y
Operation of the fire signal receiving centre disconnect (FDR) means results in a specific trouble indication at the control unit or transponder, and transmits a trouble signal to the alarm receiving center	N/A
Input circuit designations correctly identified in relation to connected field devices.	Y
Output circuit designations correctly identified in relation to connected field devices	Y
Correct designation for common control functions and indicators	Y
Plug-in components, modules and cables securely in place.	Y
Record the date, revision, and version of firmware/software program	Date: N/A
Rev.: N/A	N/A
Clean and free of dust and dirt.	Y
Fuses in accordance with manufacturer's specifications	Y
Control unit or transponder lock functional	Y
Termination points for wiring to field devices secure.	Y



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VOICE COMMUNICATION TEST (Reference: Clause 5.1.3, 5.2.4.1)	
Power 'ON' visual indicator	N/A
Common visual trouble signal	N/A
Common audible trouble signal	N/A
Trouble signal silence switch	N/A
All-call paging, including visual indicator	N/A
Output circuits for selective voice paging, including visual indication	N/A
Output circuits for selective voice trouble operation, including visual indication	N/A
Microphone, including press to talk switch	N/A
Operation of voice paging does not interfere with initial inhibit time of alert signal or alarm signal	N/A
All-call voice paging operates (on emergency power supply)	N/A
Upon failure of one amplifier, system automatically transfers to back-up amplifier(s)	N/A
Circuits for emergency telephone call-in operation, including audible and visual indication	N/A
Circuits for emergency telephones for operation, including two-way voice communication	N/A
Circuits for emergency telephone trouble operation, including visual indication	N/A
Emergency telephone verbal communication	N/A
Emergency telephone operable or in-use tone at handset	N/A
REMOTE TROUBLE SIGNAL UNIT TEST and INSPECTION (Reference: Clauses 5.1.4, 5.4.3)	
Remote trouble signal unit Location:	Identification:
Input wiring from control unit or transponder is supervised	N/A
Visual trouble signal operates	N/A
Audible trouble signal operates	N/A
Audible trouble signal silence operates	N/A
* NOTE: The tests reported on this form do not include the actual operational test of ancillary devices	



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ANNUNCIATORS OR SEQUENTIAL DISPLAYS TEST					
(Reference: Clauses 5.1.4, 5.4.2)					
Control Unit or Transponder Location:		south entrance		Identification:	
Power ON indicator operates					Y
Individual alarm, and supervisory zone indications operate	Y	Or Exception			
Exception: Operation of each individual alarm and supervisory zone indication gives the identical indication, or lights the identical indicators at the other annunciator(s) and sequential display(s). Specify Method of confirmation:					
Minimum of one alarm zone tested per annunciator or sequential display to confirm operation					Y
Individual alarm and supervisory zone designation labels are properly identified					Y
Common trouble signal operates					Y
Visual indicator test (lamp test) operates					Y
Input wiring from control unit or transponder is supervised					Y
Alarm signal silence visual indicator operates					Y
Switches for ancillary functions operate as per design and specification					Y
Ancillary functions visual indicators operate					Y
Manual activation of alarm signal and indication operates (Total EVAC switch)					N/A
Displays are visible in installed location					Y
Operates on emergency power					Y
DATA COMMUNICATION LINK TEST					
(Reference: Clauses: 5.1.5, 5-6-Note)					
Control Unit or Transponder Location:				Identification:	
Data Communication Link Identification:					
Confirmation that a trouble signal is received at the control unit or transponder under an open loop fault for each data communication link (DCL)					N/A
Where fault isolation modules are installed in data communication links serving field devices, wiring shall be shorted on the isolated side, annunciation of the fault confirmed, and then a field confirmed, and then a field device on the source side shall be operated, and activation confirmed at the control unit or transponder					N/A
Where fault isolation in data communication links is provided between control unit or transponders and between transponders, introduce a short circuit fault and confirm annunciation of the fault					N/A
i)	Control unit to control unit				N/A
ii)	Control unit to transponder				N/A
iii)	Transponder to transponder				N/A



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EMERGENCY POWER SUPPLY TEST AND INSPECTION			
(Reference: Clauses 5.1.4, 5.4.2)			
Control Unit or Transponder Location:	Basement electrical room		Identification: Notifier NFS-320c
Record battery type as recommended by manufacture:	2X12v5ah		
Correct battery rating as determined by battery calculations based on full system load	Y		
Battery readings:			
Battery Voltage with main power ON:	27.75	V dc	
Battery Voltage & current - power off - supervisory condition	26.77	V dc	177 mA
Battery Voltage & current - power off - full load alarm condition	25.42	V dc	307 mA
Battery charge current after full load test	274	mA	
Physical damage	N		
Terminals cleaned & lubricated	Y		
Terminals clamped tightly	Y		
Correct electrolyte levels	N/A		
Specific gravity of electrolyte is within manufacturer's specification	N/A		
Electrolyte leakage	N		
Adequate ventilation	Y		
Battery manufacturer's data code or in-service date recorded	Date:	2021	
Disconnection causes a trouble signal	Y		
i) Required supervisory load for 24hr - followed by the required full load operation OR	N/A		
ii) A silent test by using the load resistor method may be used for the full duration test (Appendix F1) OR	N/A		
iii) Silent accelerated test (Appendix F2) OR	N/A		
iv) A battery capacity meter test (Appendix F3) OR	Y		
v) In lieu of the above battery tests, replace the battery with a new set having a current date code, amp-hour capacity and type as recommended by the manufacturer	N/A		
Record battery capacity (Appendix F4.1.C)	4.40	Ah	
Battery voltage after full completion of tests	26.73	V dc	
Battery rating not less than 85% of its rated specifications after the test	Y		
Generator provides power to the AC circuit serving the fire alarms system	N/A		
Trouble condition at the emergency generator shall result in an audible common trouble signal and a visual indication at the required annunciator	N/A		



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Fire Alarm System Test and Inspection Report (Ref CAN/ULC-S536-04)

POWER SUPPLY INSPECTION (Reference: Clauses 5.1.3, 5.3.1)	
Control Unit or Transponder Location: <u>Basement electrical room</u>	Identification: <u>Notifier NFS-320c</u>
Fused in accordance with the manufactures marked rating of the system	Y
Adequate to meet the requirements of the system	Y
ANCILLARY DEVICE CIRCUIT TESTS (Reference: Clauses: 5.2.21-Z)	
	N/A
	N/A
	N/A
	N/A
	N/A
NOTE: The tests reported on this form do not include the actual operational test of ancillary devices.	
PRINTER TEST (Reference: Clauses: 5.1.4, 5.5.1)	
Printer Location: _____	Printer Identification: _____
Operates as per design and specification or documentation, as detailed in Appendix C - Description of Fire Alarm System for inspection and test procedures.	N/A
Zone of each alarm initiating device is correctly printed.	N/A
Rated voltage is present at	N/A
Is This Industrial Fire Suppression System (FM200 / CO2 / Novec etc.)	N



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**Fire Alarm System Test and Inspection Report
(Ref CAN/ULC-S536-04)**

Deficiencies:

Recommendations:

Man door by parking garage west exit should have manual pullstation

Notes:

Remounted 2 pullstations in Basement Retail space

4th floor South is under construction, 4th floor South devices in construction area are missing and not wired into system. No trouble light on fire alarm panel

Vi will be completed when construction is complete

Addressable Fire Alarm with conventional Zones



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DEVICE LEGEND and TYPE / MODEL

(Reference: Clauses 5.7.4.1.3, 5.7.4.1.4, 5.7.4.5, 5.7.4.3.1, 5.7.4.5.1, 5.7.8.1.1, 5.7.8.2.2, 5.7.8.2.4)

DEVICE	DEVICE COUNT	DEVICES	TYPE	MODEL NO.
M	22	Manual Pull Station	SP0270	SP0270
RHT	0	Rate of Rise Heat Detector	CR-135	CR-135
HT	0	Fixed Temperature Heat Detector	CF-200	CF-200
S	0	Smoke Detector Sensitivity Test Method or Test Equipment: Model / Method: TrueTest V2.1.H Manufacturing Sensitivity Range: Sensitivity Range:	1400A,6294C	1400A,6249C
SA	0	Smoke Alarm		
RI	0	Remote Indicator		
DS	0	Duct Smoke Detector		
OE	0	Other Type of Detector		
SFD	0	Supporting Field Device - Monitor		
FS	0	Sprinkler Flow Switch		
TS	0	Tamper Switch		
PS	0	Pressure Switch		
SS	0	Sprinkler Supervisory Device		
OS	0	Other Supervisory Device		
MOD	0	Module		
ISO	0	Isolation Module		
B	22	Bell	SFM247-10A	SFM24-10A
PZ	0	Piezo		
H	0	Horn		
H/V	0	Horn / Visual		
H/F	0	Horn / Flasher		
H/S	0	Horn Strobe		
V	0	Visual Signal Device		
SP	0	Cone Type Speaker		
HSP	0	Horn Type Speaker		
AD	0	Ancillary Device		
ET	0	Emergency Telephone		
R	0	Relay		
MS	0	Micro Switch		
EOL	4	End of line Resistor / Capacitor		
	0			
	0			

The following notes apply to Appendix E3.2 of CAN/ULC-S537-M04 - Individual Device Records

- Note 1: Smoke detector sensitivity confirmation or sensitivity should be recorded with the individual device.
 Note 2: Smoke detector cleaning or replacement date should be recorded in the Remarks column.
 Note 3: Status change - including time delays should be recorded with the individual device.
 Note 4: Duct smoke detector pressure differential or positive air flow readings should be recorded with the device.
 Note 5: Time delay settings of the sprinkler flow switch should be recorded with the device.
 Note 6: Sprinkler supervisory devices cause supervisory condition to be annunciated - but not an alarm condition.
 Note 7: Upper & lower pressure settings of sprinkler pressure switches should be recorded with the device.
 Note 8: Low temperature settings of temperature devices should be recorded with the device.
 Note 9: Identify the specific ancillary device in the remark column.
 Note 10: Identify the date of replacement of any field device in the remark column.
 Note 11: Identify the correct field device operation (e.g. Alarm, trouble, supervision, annunciation) as required.
 Note 12: Identify zone number, circuit number and/or address as required.
 Note 13: Identify conventional field device locations.
 Note 14: Identify active field device and supporting field device locations.
 Note 15: Test and confirm conventional field circuit wiring supervision.
 Note 16: Confirm field device free of damage.
 Note 17: Confirm field device free of foreign substance (i.e. paint).
 Note 18: Confirm field device mechanically supported - independent of wiring.
 Note 19: Confirm the field device protective dust shields or covers are removed.
 CAUTION: The tests reported on this form do not include the actual operational test of ancillary devices.



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FIRE ALARM SYSTEM TEST & INSPECTION REPORT

E3.2 INDIVIDUAL DEVICE RECORD

(Reference: Clauses 5.7.1.3, E3.1)

BUILDING NAME:

Kenricia Hotel 155 Main Street S, Kenora, Ontario P9N 1T1

1 OF 2

DATE:

May 5, 2023

Zone Circuit Number or Address	Location	Device	Correctly Installed	Device Missing	Alarm Operation Confirmed	Annunciation Indication	Supervision Confirmed	Service or Repairs Required	Smoke Detector Sensitivity	Comments
Zone 1	Basement west	M	✓		✓	✓	✓			1m002
Nac1	Basement west	B	✓		✓	✓	✓			
Zone 1	Basement	Eol	✓		✓	✓	✓			1m002
Zone 1	Basment East	M	✓		✓	✓	✓			1m002
Nac1	Basment hallway	B	✓		✓	✓	✓			
Zone 2	Main floor center	M	✓		✓	✓	✓			1m003
Nac 2	Main floor center	B	✓		✓	✓	✓			
Nac 2	Main floor west	B	✓		✓	✓	✓			
Zone 2	Main floor west	M	✓		✓	✓	✓			1m003
Zone 2	Main floor south west	M	✓		✓	✓	✓			1m003
Zone 2	Main floor uptown resturant	M	✓		✓	✓	✓			1m003
Zone 3	1st floor top of stairs	M	✓		✓	✓	✓			1m004
Zone 3	1st floor north exit	M	✓		✓	✓	✓			1m004
Nac2	1st floor north exit	B	✓		✓	✓	✓			
Nac 2	1st floor east hallway	B	✓		✓	✓	✓			
Nac 2	1st floor east hallway	B	✓		✓	✓	✓			
Zone 3	1st floor east hallway	M	✓		✓	✓	✓			1m004
Zone 3	1st floor east hallway	Eol	✓		✓	✓	✓			1m004
Zone 4	2nd floor stairs	M	✓		✓	✓	✓			1m005
Zone 4	2nd floor north exit	M	✓		✓	✓	✓			1m005
Nac 2	2nd floor north exit	B	✓		✓	✓	✓			
Nac 2	2nd floor hallway east	B	✓		✓	✓	✓			
Nac 2	2nd floor hallway east	B	✓		✓	✓	✓			
Zone 4	2nd floor hallway east	M	✓		✓	✓	✓			1m005
Zone 5	3rd floor stairs	M	✓		✓	✓	✓			
Nac 2	3rd floor stairs	B	✓		✓	✓	✓			
Zone 5	3rd floor north exit	M	✓		✓	✓	✓			
Nac 2	3rd floor north exit	B	✓		✓	✓	✓			
Nac 2	3rd floor east hallway	B	✓		✓	✓	✓			
Nac 2	3rd floor east hallway	B	✓		✓	✓	✓			
Zone 5	3rd floor east hallway	M	✓		✓	✓	✓			1m006
Zone 5	3rd floor east hallway	Eol	✓		✓	✓	✓			
Zone 6	4th floor stairs	M	✓		✓	✓	✓			1m007

Lakeview Fire & Safety Inc.

VERIFIES THAT
FIRE ALARM

AT
Kenricia Hotel
155 Main Street S

Has been inspected, and meets CAN/ULC-S536-04 Standards.

Completed: May 5, 2023

Expiry: May 2024

SERVICE TECNICIAN: Leo Allard
Cert# 13-994960

Fire Sprinkler Inspection Report

Conducted in accordance with NFPA25, Edition
Inspection, Testing and Maintenance of Water-Based Fire Protection Systems

Site Name:	KENRICIA
Site Address:	155 MAIN STREET, KENORA
Contract Number:	627031
Date of Inspection:	Friday, September 8, 2023
Inspection Type:	Annual

There were no deficiencies found during this inspection.

This Inspection was performed in accordance with applicable codes and Standards. The subsequent pages of this report provide performance measurements, listed ranges of acceptable results, and complete documentation of the inspection. Whenever discrepancies exist between acceptable performance standards and actual test results, notes and/or recommended solutions have been proposed or provided for immediate review and approval.

Dan Klapkiw

Name of Inspector

427A-320676

Inspector License



Signature of Inspector

Friday, September 8, 2023

Date

NFPA25 Sprinkler Systems
Inspection, Testing and Maintenance

Remarks

Remarks				
#	Type	Remark	Photo	Page
1	Recommendation (Other)	SIGHT GLASS ON 4 LEAKS WHILE FLOWING WATER		2
2	Recommendation (Other)	NO COVERAGE IN KERRY'S FIRE EXIT		2
3	Recommendation (Other)	LOTS OF HANGERS REMOVED ALL OVER THE ENTIRE BUILDING, RECOMMEND REINSTALLING AND ADDING HANGERS AGAIN		2
4	Comment	TAG SIGNED		2
5	Recommendation (Other)	RECOMMEND HYDRO TEST ON FDC FOR 5 YEAR IF NOT DONE RECENTLY COMPLETED 4" VIC CAP		2
6	Comment	EXISTING SPRINKLER HEADS ARE OLDER MODEL - NOT LISTED WITH THE ESCUTCHEON PLATES (LISTED EXCUTCHEON NOT REQUIRED)		2
7	Recommendation (Other)	AREAS UNDER CONSTRUCTION ALL OVER AND NEED SPRINKLER WORK BEFORE THEY CAN BE OCCUPIED AGAIN		2

NFPA25 Sprinkler Systems Inspection, Testing and Maintenance

Life Safety Inventory

HEATED AREA WET SYSTEM		
Location: BASEMENT System Type: WET SYSTEM	Manufacturer: RELIABLE Area Protected: HEATED AREA	Model: E Static Pressure: 110/50
DEVICES		
Control Valve - MAIN CONTROL VALVE		Inspect Pass
Device Type: CONTROL VALVE Location: BASEMENT Subtype: MAIN Pipe Size: 4"	Notes: Manufacturer: WAFER Status: SUPERVISED	Model: BUTTERFLY Position: OPEN
Waterflow Switch - PRESSURE TYPE WATERFLOW SWITCH		Inspect Pass
Device Type: WATERFLOW SWITCH Location: BASEMENT Subtype: PRESSURE TYPE	Notes: Manufacturer: POTTER Time (sec.): 20	Model: WFS-5 Pipe Size: 1/2"
PARKING GARAGE DRY SYSTEM		
Location: STORAGE ROOM System Type: DRY SYSTEM Air Pressure: 39	Manufacturer: RELIABLE Area Protected: PARKING GARAGE	Model: C-2 Water Pressure: 110
DEVICES		
Control Valve - MAIN CONTROL VALVE		Inspect Pass
Device Type: CONTROL VALVE Location: STORAGE ROOM Subtype: MAIN Pipe Size: 4"	Notes: Manufacturer: GRINNELL Status: SUPERVISED	Model: WAFER Position: OPEN
Waterflow Switch - PRESSURE TYPE WATERFLOW SWITCH		Inspect Pass
Device Type: WATERFLOW SWITCH Location: STORAGE ROOM Subtype: PRESSURE TYPE	Notes: Manufacturer: POTTER Pipe Size: 1/2"	Model: WSF 5 Trip Pressure: 14 PSI Trip Time: 45 seconds
ZONES		
Location: ZONES System Type: ZONE FLOW AND TAMPERS	Manufacturer:	Model:
DEVICES		
Waterflow Switch - FOURTH FLOOR FLOW		Inspect Pass
Device Type: WATERFLOW SWITCH Location: FOURTH FLOOR CLOSET Subtype: VANE	Notes: Manufacturer: POTTER Time (sec.): 320	Model: VSR-4 Pipe Size: 4"

General Information

General Information (by Building Owner or Representative)

Is the building currently occupied?	N/A
Have there been any changes in the occupancy class within the building since the last inspection?	N/A
Have there been any changes, modifications or repairs to the fire protection system(s) since the last inspection?	N/A
Has an Internal Piping Investigation been Completed on Fire Protection System(s)?	N/A
Are you aware of any freeze ups or fires which may have occurred in the building since the previous inspection?	N/A
Are all fire sprinkler systems currently in service and in operable condition?	N/A
Is the building completely sprinklered?	N/A
In all areas protected by wet piping systems, is there adequate heat in place to prevent freezing?	N/A
Are all sprinkler/mechanical rooms heated?	N/A
Are all gravity, surface or pressure tanks protected from freezing?	N/A
What is the approximate age of the building?	0 Years
Are you aware of any written violation orders or impairments related to the fire protection system(s)? If yes, please explain	N/A

General Information (by Inspector)

Has the sprinkler system(s) protection been extended to all visible areas of the building?	Yes
Are building areas protected by a wet system/water filled pipe adequately heated to prevent freezing, which includes mechanical/valve rooms?	Yes
Does it appear that the building has had any changes in occupancy, hazard class or undergone any major alterations or changes since the last inspection?	Yes
Are all known, visible exterior openings protected against the entrance of cold air?	Yes
Are there any known fire protection systems currently impaired and not in operable condition?	No
Was accessibility provided to fully complete this inspection, including all rooms, areas, devices and components? If no, please list areas which were inaccessible.	Yes
Were there any conditions observed that may indicate corroded rodding on the main incoming water/firewater line?	No
Was the owner or owner's representative notified as to the observed condition of underground rodding and/or the requirement to have this inspected by a licensed/qualified contractor to determine the integrity of the rodding?	Yes

General Information on the Fire Alarm Panel

Name and Number of Monitoring Company	,
Was the fire alarm signal to the central station tested?	N/A

Control Valves*

Valves are in the correct (open or closed) position.	Yes
Valves are sealed, locked, or supervised.	Yes
Valves are accessible.	Yes

General Information

Control Valves* (Continued)

Valves are free from damage or leaks.	Yes
Valves have proper signage nearby	Yes
OS&Y valve stems lubricated.	Yes

* These tests apply to control valves not associated with other sprinkler systems or zones in the building.

Main Drain Test(s)

A main drain test was performed during this inspection.	Yes
Do main drain test results differ more than 10% from previous test(s)?	N/A
Backflow Preventer - A forward flow test performed at a minimum flow rate of the system demand.	N/A

Fire Department Connection (FDC), Tanks, and Wall Hydrants

Fire department connection is visible and accessible.	Yes
Couplings / swivels operate correctly.	Yes
Caps or plugs are in place.	Yes
Gaskets are in good condition.	Yes
Information signs are in place.	Yes
Ball drip valve is functional.	Yes
Interior is clear of obstructions.	Yes
Clapper(s) operates correctly.	Yes
Gravity and pressure tanks maintained at the proper pressures and/or water levels.	Yes
Gravity and pressure tanks appear to be in good external condition.	Yes
Existing wall hydrants visible, accessible, and information signs are in place.	Yes

Sprinklers and Piping**

Sprinkler heads generally appear to be in good external condition, free of corrosion, paint, loading and/or visible obstructions.	Yes
There is a sprinkler head cabinet installed within the premises.	N/A
Were there any recalled sprinkler heads identified during this inspection?	No
Were there any sprinkler heads identified as greater than 50 years in service during this inspection?	No
Were there any fast response sprinkler heads identified as greater than 20 years in service found during this inspection?	No
Were there dry sprinkler heads identified as greater than 10 years old in service during this inspection?	No
Were there extra high/solder type 325 degree sprinklers heads identified as to have been tested at 5 year intervals?	No
There were sprinkler heads identified that were manufactured prior to 1920.	No
The sprinkler piping and fittings generally appear to be in good external condition, free of any mechanical damage, leakage or corrosion.	Yes
Hangers or seismic braces appear to be in good external condition.	Yes

General Information

Sprinklers and Piping (Continued)**

During the inspection, was evidence observed of possible interior piping problems?	No
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All visible escutcheons/cover plates are present and installed correctly.	N/A
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There appears to be the required minimum clearance between sprinkler heads and storage.	Yes
---	------------

** Visual inspection of visible and accessible sprinkler system piping and sprinklers from floor level

Master Pressure-Regulating Device

A full flow test was completed and compared to previous test results.	N/A
---	------------

Wet Pipe Sprinkler Systems

Alarm Valves/Riser Check

Gauges - Normal water pressure is maintained.	Yes
Alarm valve/riser check is free of damage.	Yes
Alarm valve/riser check is accessible.	Yes
Retard chamber/alarm drains are not leaking.	Yes
Alarm devices are free of damage.	Yes
Hydraulic design information sign is securely attached to riser and legible	Yes

Control Valves

Valves are in the correct (open or closed) position.	Yes
Valves are sealed, locked, or supervised.	Yes
Valves are accessible.	Yes
Valves are free from damage or leaks.	Yes
Valves have proper signage nearby	Yes
Were any cold weather valves identified on the inspection?	Yes
Are they in the open or closed position?	Closed

Master Pressure-Regulating Device

Downstream supply pressures are in accordance with design criteria.	N/A
Supply pressure is in accordance with design criteria.	N/A
Free of damage or leaks.	N/A
Trim in good operating condition.	N/A
Partial flow test performed to exercise valve.	N/A

Pressure-Reducing Valve

Valve is in the open position and not leaking.	N/A
Maintaining downstream pressure.	N/A
Valve is in good condition.	N/A

Excess Pressure Pumps

Does excess pressure pump(s) (if equipped) operate normally?	Yes
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Dry Pipe Sprinkler Systems

Dry Pipe Valves

Valve enclosures appear to be maintained at minimum temperature of 40°F (4°C) or greater.	YES
Low temperature alarms installed in valve room enclosures been inspected and are operating correctly.	YES
Gauge on supply side of dry valve(s) reads normal pressure values.	YES
Type of pneumatic pressure maintained in system:	AIR
Gauge on system side of dry valve(s) reads proper ratio of air or nitrogen.	YES
Gauge on quick-opening device reads the same pressure as the system side dry valve gauge.	YES
Exterior is free of damage.	YES
Trim valves are in the correct open or closed position.	YES
Intermediate chamber is not leaking.	YES
Alarm devices are free of damage.	YES
Hydraulic design information sign is securely attached to system riser and is legible.	YES
Verified the appropriate level of priming water in system.	YES
Quick opening device tested and operated properly.	YES
Dry pipe valve trip test performed during this inspection:	FULL
Results comparable to previous tests	N/A
Interior inspection of valve completed following trip test.	YES
Air compressor appears to be in good condition.	YES
Air supply to dry pipe system(s) is dedicated and continuous.	YES
Proper oil levels maintained and condensation drained from tank in air compressor(s).	YES
Air maintenance device(s) are operating properly.	YES
System piping was checked for ice formation at entry points into freezers.	YES
Is a low point chart available with locations of all low points?	YES
Were all identified low points drained?	YES

Control Valves

Valves are in the correct (open or closed) position.	YES
Valves are sealed, locked, or supervised.	YES
Valves are accessible.	YES
Valves are free from damage or leaks.	YES
Valves have proper signage nearby	YES
Were any cold weather valves identified on the inspection?	NO
Downstream supply pressures are in accordance with design criteria.	N/A
Supply pressure is in accordance with design criteria.	N/A
Free of damage or leaks.	N/A
Trim in good operating condition.	N/A

Dry Pipe Sprinkler Systems

Pressure-Reducing Valve

Partial flow test performed to exercise valve.	NO
Valve is in the open position and not leaking.	N/A
Maintaining downstream pressure.	N/A
Valve is in good condition.	N/A

VIPOND INC. TERMS AND CONDITIONS

LIMITATION OF LIABILITY:

1. The Subscriber agrees that in no event shall Vipond be liable for any damages, including but not limited to consequential damages, incidental damages, special damages, liquidated damages, or damages for loss of use or profits, which damages may arise in contract and/or in negligence, save and except as expressly set out in Section 2.

2. Vipond's maximum liability for any claim for damages and/or loss howsoever arising and inclusive of any failure to perform any obligation pursuant to Work Orders pertaining to the above quotation shall be limited to:

- a) the lesser of Vipond's cost to repair including all applicable taxes, or;
- b) the grand total of the work performed pursuant to the work/inspection order, including all applicable taxes.

3. It is the owner's responsibility to review the reported deficiencies, and recommendations as documented within the completed inspection report.

The company will not be liable in whole or in part and will hold the company harmless from any incident which may result from any deficiencies, and recommendations documented within the inspection report, which are left uncorrected.

4. The Subscriber assumes full responsibility for the existing system(s) including, but not limited to the following:

- a) the condition of the existing system;
- b) any other damage arising from the existing condition of the existing system

5. System(s) status: The system(s) serviced is left in the condition as stated in the inspection report. The Subscriber assumes full responsibility of providing a fire watch if the system(s) is NOT OPERATIONAL, as may be required by Provincial Fire Code.

INDEMNITY:

The subscriber agrees to indemnify and hold Vipond harmless from any expense or loss arising out of, or resulting from, construction site damage, or the faulty or negligent installation of the equipment, by the Subscriber or Installer or any of their respective agents or employees.

INSPECTIONS:

1. All areas that are to be inspected must be made accessible during the time of inspection. If a return visit is required in order to complete this inspection, there will be an additional charge for this service.

2. Vipond states and the Subscriber agrees, that the Test and Inspection Services provided and the identification of potential impairments, deficiencies, and/or recommendations made, do not form part of a design or engineering review analysis to verify the capability and/or operational condition of the existing fire protection system(s) to meet "NFPA-13 Standard for Installation of Sprinkler Systems", local Provincial Fire Codes, or any other applicable standard in which they were installed in compliance with.

3. The inspection activity being performed by Vipond is based solely on a visual examination of the fire protection system, systems or any portion(s) identified by the Subscriber in writing, to verify that it appears to be in operating condition and is free of physical damage as required by "NFPA-25 Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems"(NFPA-25).

4. Vipond, at its own discretion may identify potential impairments, deficiencies and/or may make recommendations, outside of referenced scope (NFPA25) regarding the existing fire protection system(s) on Vipond's various, "Test and Inspection Reports" or "Work Orders", and of which these may have been verbally discussed between a Vipond representative and Subscriber or the Subscriber's duly authorized representative. The Subscriber or the Subscriber's duly authorized representative clearly understands and accepts that these comments are limited to providing information only and shall not be deemed to be "definitive" or "complete".

5. This inspection does not include formal surveying or inspecting of condition, any underground water main piping and rodding, supplying the domestic or fire protection water systems. This should be done by a qualified and licensed contractor and directed by the Subscriber.

WARRANTY:

1. Vipond Inc. agrees for a period of ninety (90) days after the completion of the works and supply of materials as set out in this Work Order, that Vipond will, at its own expense, and in its sole discretion, repair or replace any defective materials and/or rectify faulty workmanship as determined by Vipond. The Subscriber agrees that Vipond does not warrant or guarantee the performance and/or operation of the existing system(s). Vipond's Warranty as set out herein shall be further limited to the extent of any warranty provided by the manufacturer of any material(s) that are supplied pursuant to this Work Order.

2. The Subscriber agrees that this Warranty is the only Warranty and there are no other expressed or implied warranties as to merchantability, fitness for purpose or otherwise.

NOTIFICATION OF TESTING:

Purchaser shall post necessary notices to make the occupants of the building aware of the Fire Alarm Testing.

Schedule B

2024 inspection reports for three (3) City of Kenora fire hydrants in proximity to the Kenricia Hotel.



VELOCITY WATER SERVICES

FIRE HYDRANT
& WATER
DISTRIBUTION
SPECIALISTS

Photo of Hydrant Inspected 	Customer: Kenora 1075		
	Contact: Mike Derouard		
	Inspection Date: 2024-06-12		
	Technician(s): Travis B, Jeff F		
Hydrant Location: 200 Main St S			
Fire Hydrant Status, as per NFPA 25 & 291			
Pass: ✓		Failed:	

Fire Hydrant Details				
Manufacturer: Mueller		Model: Canada Valve Century		Manufacure Year: 2008
Isolation valve location: 3' Front center				
Static Inspection				
Two-meter radius is free of obstructions:		Yes: ✓		No:
Checked using listening device:		Yes: ✓		No:
Ground/Breakable flange intact:		N/A:	Yes: ✓	No:
Number of isolation valve turns:		N/A:	Opening: 20.5	Closing: 50.5
Ease of isolation valve operation:		N/A:	Good: ✓	Fair:
Condition of isolation valve casing:		N/A:	Good: ✓	Fair:
Thread condition:		Good: ✓		Fair:
Cap condition:		Good: ✓		Fair:
Paint condition:		Good: ✓		Fair:
Barrel condition:		Good: ✓		Fair:
Ease of hydrant operation:		Good: ✓		Fair:
Gasket condition:		Good: ✓		Fair:

Operational Inspection		
Static pressure (PSI)	57	
Residual pressure (PSI)	47	
Hydrant output - Actual Liters Flowing (l/min)	2,952	
Theoretical calculated output - at a residual pressure of 20 PSI (l/min)	5,984	
Color code based on NFPA 291	Blue	
Number of hydrant valve turns	Opening: 21.5	Closing: 21.5
Hydrant drains	Yes:	No: X
Pump out barrel to ensure no water remains	Yes: ✓	No:
Pre-Dip – Water level in barrel upon arrival	Depth (ft): 9' 9"	
Water depth remaining in barrel once complete	Depth (ft): 9' 8"	
Water flow stats (Seconds)	Duration: 60	Clear flow in: 5

Observations
• 33B pumper nozzle. • Total chlorine residual 2.00ppm
Actions Taken
• Inspected, flowed, & Pumped. • Installed blue flow rate indicator.
Recommendations





VELOCITY WATER SERVICES

FIRE HYDRANT
& WATER
DISTRIBUTION
SPECIALISTS

Photo of Hydrant Inspected 	Customer: Kenora 1076	
	Contact: Mike Derouard	
	Inspection Date: 2024-06-12	
	Technician(s): Travis B, Jeff F	
Hydrant Location: 144 Main St S		
Fire Hydrant Status, as per NFPA 25 & 291		
Pass: ✓		Failed:

Fire Hydrant Details				
Manufacturer: Mueller		Model: Canada Valve Century		Manufacure Year: 2008
Isolation valve location: 30" in front of hydrant.				
Static Inspection				
Two-meter radius is free of obstructions:		Yes: ✓		No:
Checked using listening device:		Yes: ✓		No:
Ground/Breakable flange intact:		N/A:	Yes: ✓	No:
Number of isolation valve turns:		N/A:	Opening: 20.5	Closing: 20.5
Ease of isolation valve operation:		N/A:	Good: ✓	Fair:
Condition of isolation valve casing:		N/A:	Good: ✓	Fair:
Thread condition:		Good: ✓		Fair:
Cap condition:		Good: ✓		Fair:
Paint condition:		Good: ✓		Fair:
Barrel condition:		Good: ✓		Fair:
Ease of hydrant operation:		Good:		Fair: ✓
Gasket condition:		Good: ✓		Fair:

Operational Inspection		
Static pressure (PSI)	60	
Residual pressure (PSI)	50	
Hydrant output - Actual Liters Flowing (l/min)	2,801	
Theoretical calculated output - at a residual pressure of 20 PSI (l/min)	5,920	
Color code based on NFPA 291	Blue	
Number of hydrant valve turns	Opening: 21	Closing: 21
Hydrant drains	Yes:	No: X
Pump out barrel to ensure no water remains	Yes: ✓	No:
Pre-Dip – Water level in barrel upon arrival	Depth (ft): 10'1"	
Water depth remaining in barrel once complete	Depth (ft): 9'10"	
Water flow stats (Seconds)	Duration: 60	Clear flow in: 10

Observations
Hydrant stiff to operate and makes a metal on metal squeal. Total chlorine residual 1.89ppm
Actions Taken
Inspected, flowed, & Pumped. Installed blue flow rate indicator.
Recommendations
Grease and inspected hydrant top end.





VELOCITY WATER SERVICES

FIRE HYDRANT
& WATER
DISTRIBUTION
SPECIALISTS

Photo of Hydrant Inspected 	Customer: Kenora 1080	
	Contact: Mike Derouard	
	Inspection Date: 2024-06-13	
	Technician(s): Travis B, Jeff F	
Hydrant Location: 212 2nd Street South		
Fire Hydrant Status, as per NFPA 25 & 291		
Pass: ✓		Failed:

Fire Hydrant Details				
Manufacturer: Mueller		Model: Canada Valve Century		Manufacure Year: 2014
Isolation valve location: 7' 0" Front center				
Static Inspection				
Two-meter radius is free of obstructions:		Yes: ✓		No:
Checked using listening device:		Yes: ✓		No:
Ground/Breakable flange intact:		N/A:	Yes: ✓	
Number of isolation valve turns:		N/A:	Opening: 19	Closing: 19
Ease of isolation valve operation:		N/A:	Good: ✓	Fair:
Condition of isolation valve casing:		N/A:	Good: ✓	Fair:
Thread condition:		Good: ✓		Fair:
Cap condition:		Good: ✓		Fair:
Paint condition:		Good: ✓		Fair:
Barrel condition:		Good: ✓		Fair:
Ease of hydrant operation:		Good: ✓		Fair:
Gasket condition:		Good: ✓		Fair:

Operational Inspection

Static pressure (PSI)	65	
Residual pressure (PSI)	47	
Hydrant output - Actual Liters Flowing (l/min)	2,650	
Theoretical calculated output - at a residual pressure of 20 PSI (l/min)	4,345	
Color code based on NFPA 291	Green	
Number of hydrant valve turns	Opening: 21.5	Closing: 21.5
Hydrant drains	Yes:	No: X
Pump out barrel to ensure no water remains	Yes: ✓	No:
Pre-Dip – Water level in barrel upon arrival	Depth (ft): 9' 7"	
Water depth remaining in barrel once complete	Depth (ft): 9' 7"	
Water flow stats (Seconds)	Duration: 60	Clear flow in: 10

Observations

- 33B pumper nozzle.
- Total chlorine residual 1.98ppm

Actions Taken	
1	1. The first action taken was to identify the problem. The problem was identified as a lack of communication between the different departments of the company.
2	2. The second action taken was to establish a communication plan. This plan was designed to ensure that all departments were kept up-to-date on the company's progress and any changes that might be required.
3	3. The third action taken was to implement the communication plan. This was done by holding regular meetings with all departments and ensuring that all information was shared in a timely and accurate manner.
4	4. The fourth action taken was to monitor the progress of the communication plan. This was done by tracking the number of meetings held and the amount of information shared.
5	5. The fifth action taken was to evaluate the results of the communication plan. This was done by comparing the current level of communication to the initial level and identifying any areas for improvement.

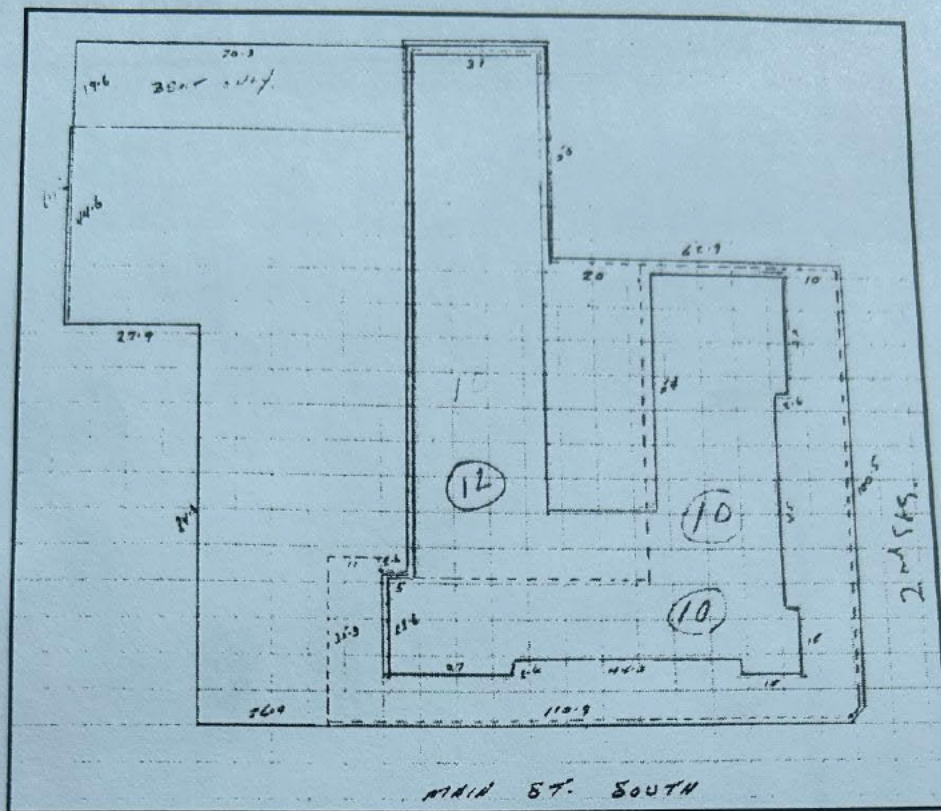
- Inspected, flowed, & Pumped.

Recommendations

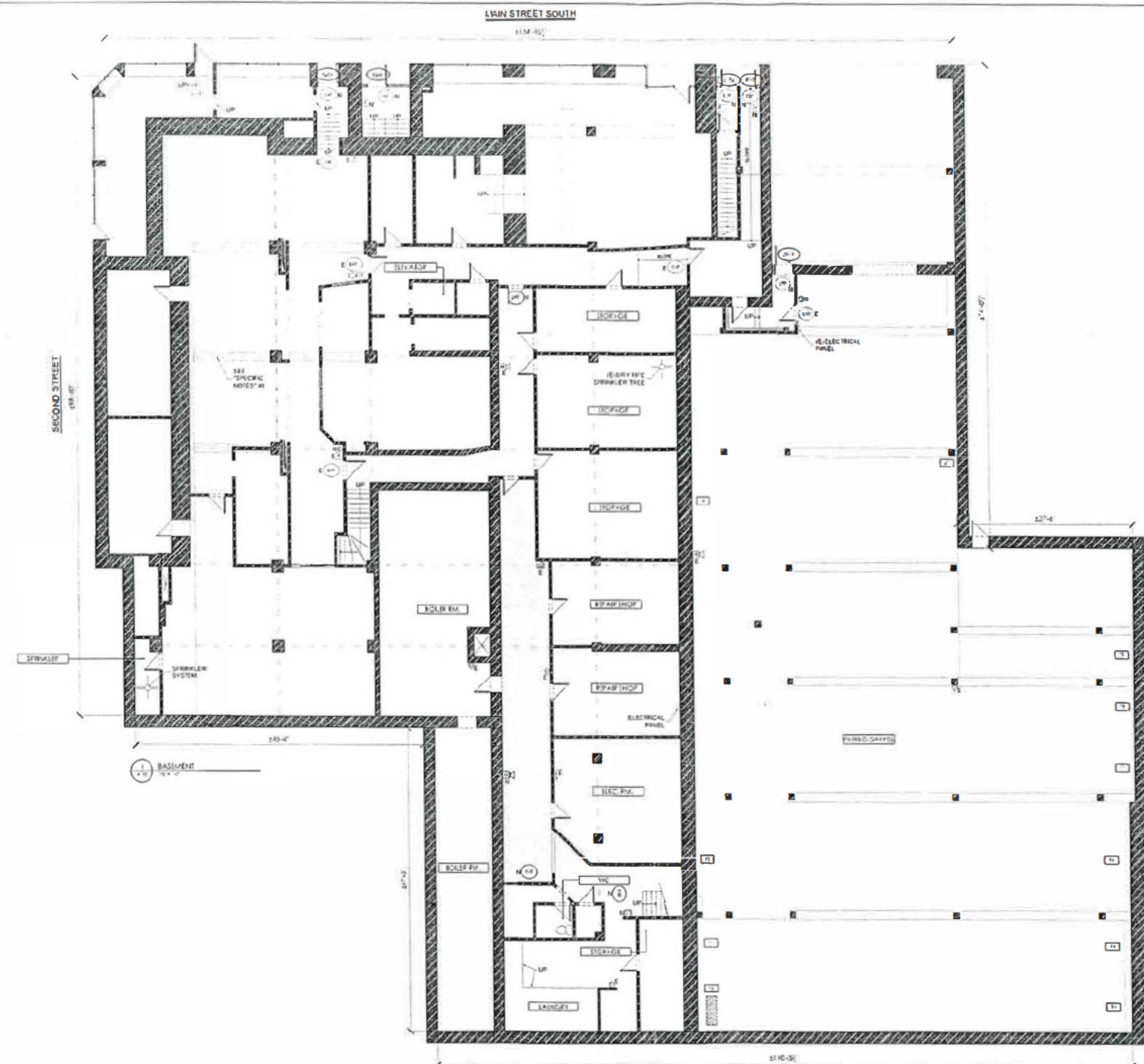
Schedule C

Kenricia Hotel, existing floor plans, floor area calculations, building permits.

Area Calculations



Floor	Ft.		Ft.	Area (sq.ft.)	Floor	Ft.		Ft.	Area (sq.ft.)
A Basement Garage	27.9	X	64.3	1,794	D 2nd to 5th	5.0	X	22.6	113
	26.9	X	148.6	3,997		31.0	X	137.6	4,266
	16.0	X	113.3	<u>1,813</u>		20.0	X	33.6	672
				7,604		30.3	X	87.6	2,654
B Basement	11.0	X	35.3	388		2.6	X	22.0	57
	5.0	X	32.9	165		2.6	X	27.6	72
	31.0	X	150.0	4,650		26.0	X	27.0	<u>702</u>
	62.8	X	100.0	<u>6,280</u>					8,536
				11,483	Total 4 Floors				34,143
C Main Floor	27.9	X	44.6	1,244	E Tower	15.0	X	15.0	225
	42.6	X	128.9	5,491					
	31.0	X	150.0	4,650					
	62.9	X	100.0	<u>6,290</u>					
				17,675					
Total Upper Floor Area (C + D + E)				52,044					
Total Basement Area (A + B)				<u>19,087</u>					
Total Gross Building Area				71,131					



GENERAL REVISIONS

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SYMBOL LEGEND	
	PCOUNT INFO
	END OF MESSAGE
	END OF MESSAGE, F
	PARALLEL TIME
	SEE TO-GING & PCOUNTS FOR MORE DETAILS
TRAIL LEGEND	
	NEW FACTORY(2)
	NEW-G FACTORY(2)
DOOR LEGEND	
	NEW DOOR AND REAR
	NEW DOOR AND REAR TO STAFF
FIRE PROTECTION LEGEND	
	1ST FLOOR
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	3RD FLOOR
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	19TH FLOOR
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	21ST FLOOR
	22ND FLOOR
	23RD FLOOR
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	37TH FLOOR
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	40TH FLOOR
	41ST FLOOR
	42ND FLOOR
	43RD FLOOR
	44TH FLOOR
	45TH FLOOR
	46TH FLOOR
	47TH FLOOR
	48TH FLOOR
	49TH FLOOR
	50TH FLOOR
	51ST FLOOR
	52ND FLOOR
	53RD FLOOR
	54TH FLOOR
	55TH FLOOR
	56TH FLOOR
	57TH FLOOR
	58TH FLOOR
	59TH FLOOR
	60TH FLOOR
	61ST FLOOR
	62ND FLOOR
	63RD FLOOR
	64TH FLOOR
	65TH FLOOR
	66TH FLOOR
	67TH FLOOR
	68TH FLOOR
	69TH FLOOR
	70TH FLOOR
	71ST FLOOR
	72ND FLOOR
	73RD FLOOR
	74TH FLOOR
	75TH FLOOR
	76TH FLOOR
	77TH FLOOR
	78TH FLOOR
	79TH FLOOR
	80TH FLOOR
	81ST FLOOR
	82ND FLOOR
	83RD FLOOR
	84TH FLOOR
	85TH FLOOR
	86TH FLOOR
	87TH FLOOR
	88TH FLOOR
	89TH FLOOR
	90TH FLOOR
	91ST FLOOR
	92ND FLOOR
	93RD FLOOR
	94TH FLOOR
	95TH FLOOR
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	97TH FLOOR
	98TH FLOOR
	99TH FLOOR
	100TH FLOOR

GENERAL NOTE
 1. FRANKING CODES FOR SUBS ARE EFFECTIVE TO BE IN COMPLIANCE WITH COUNCIL OF
 CONTROL AIRCRAFT INFORMATION AND TO BE USED WITH AIRCRAFT OPERATING IN THE
 ARTICLE 1121600 OF COUNCIL TYPE CODE

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

SSCALE
3/ 4" = 1'-0"

SYMBOL LEGEND

DOOR NOTES[illegible][illegible]

EXISTING WALL TYPES	
(F0)	NO GIP BD. 2 1/4" WOOD STUDS NO GIP BD.
(F0)	2 1/4" WOOD STUDS 1" GIP BD. ONE SIDE ONLY
(F0)	1" GIP BD. 2 1/4" WOOD STUDS 1" GIP BD.
(F0)	NO GIP BD. 2 1/4" WOOD STUDS 1" GIP BD. 1" GIP BD.
(F0)	2 1/4" WOOD STUDS 1 LAB. 1 PLATYP.
(F0)	2 1/4" WOOD STUDS 1 HORIZONTAL WOOD BOARD 1" GIP BD.
(F0)	1" GIP BD. 1 HORIZONTAL WOOD BOARD 2 1/4" WOOD STUDS 1 WOOD BOARD HORIZONTAL OR VERTICAL 1" GIP BD.
(F0)	1 EXTERIOR BRICK 8 CONCRETE BLOCK
(F0)	1 EXTERIOR BRICK 2 EXTERIOR BRICK 2 EXTERIOR BRICK
(F0)	NO GIP BD. 2 1/4" WOOD STUDS NO GIP BD.
(F0)	2 1/4" WOOD STUDS 1" GIP BD. ONE SIDE ONLY
(F0)	1" GIP BD. 2 1/4" WOOD STUDS 1" GIP BD.
(F0)	NO GIP BD. 2 1/4" WOOD STUDS 1" GIP BD. 1" GIP BD.
(F0)	1" GIP BD. 1" GIP BD. 2 1/4" WOOD STUDS 1" GIP BD.
(F0)	1" GIP BD. 1" GIP BD. 2 1/4" WOOD STUDS 1" GIP BD.
(F0)	1" GIP BD. 1 WOOD BOARD HORIZONTAL OR VERTICAL 2 1/4" WOOD STUDS
(F0)	4 EXTERIOR BRICK 8 CONCRETE BLOCK 1 1/2" WOOD STUDS
(F0)	4 EXTERIOR BRICK 8 CONCRETE BLOCK 1 1/2" WOOD STUDS 1 WOOD BOARD HORIZONTAL OR VERTICAL

* NOTE EXISTING PARTITION: P4C, P4WA, P4C, P4E, P4E = SEE NOTE 4.0



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ALF

ALF

Record of building permits of file, City of Kenora Building Department.

1947 – Addition of 21 guest rooms

1947 – foundation remediation

1953 – alter front balcony 9'x36'

1957 – remodel entrance

1960 – remove balconies

1961 – extension 8'x50'

1961 - extension 8'x60'

1972 – Interior renovation

1975 – Interior renovation ground level (Ice cream equipment)

1979 - Interior renovation ground level (Ice cream shop)

1980 - Interior renovation ground level (Lounges and dining)

1980 - Interior renovation – Mini mall basement level

1986 - Interior renovation – new lounge ground floor

1996 – Renovation of Francine's

2010 – Material Alteration Cabin Jacks

2011 – lobby renovation

2014 – Interior renovation ground floor – adding washroom fixtures and ramp

2017 – Interior renovation plumbing fixtures ground floor

2019 – Interior renovation relocate corridor and merge rooms 4th floor

Schedule D

City of Kenora utility cost, 155 Main Street South, Kenora, ON

Kenricia Water / Sewer Services												
2024	January	February	March	April	May	June	July	August	September	October	November	December
Water Usage Per Cubic meter	\$ 342.54	\$ 227.94	\$ 243.60	\$ 264.48	\$ 245.34	\$ 243.60	\$ 355.83	\$ 392.37	\$ 451.53	\$ 475.89	\$ 334.08	\$ 272.31
Sewer Charge (100% of water)	\$ 433.61	\$ 320.48	\$ 336.14	\$ 357.02	\$ 337.88	\$ 336.14	\$ 448.37	\$ 484.91	\$ 544.07	\$ 568.43	\$ 426.62	\$ 364.85
Monthly Fixed Water Rate	\$ 91.03	\$ 92.54	\$ 92.54	\$ 92.54	\$ 92.54	\$ 92.54	\$ 92.54	\$ 92.54	\$ 92.54	\$ 92.54	\$ 92.54	\$ 92.54
New Charges	\$ 867.18	\$ 640.96	\$ 672.28	\$ 714.04	\$ 675.76	\$ 672.28	\$ 896.74	\$ 969.82	\$ 1,088.14	\$ 1,136.86	\$ 853.24	\$ 729.70
Total Payment	\$ 867.22	\$ 640.96	\$ 672.28	\$ 724.12	\$ 1,410.74	\$ 693.28	\$ 896.74	\$ 969.82	\$ 1,102.69	\$ 1,153.40	\$ 853.24	\$ 1,595.74
2025	January	February	March	April	May	June	July	August	September	October	November	December
Water Usage Per Cubic meter	\$ 217.21	\$ 196.73	\$ 218.70	\$ 274.09	\$ 388.69	\$ 157.58	\$ 323.75	\$ 386.78	\$ 394.42	\$ 398.04	\$ 365.96	\$ 408.00
Sewer Charge (100% of water)	\$ 314.77	\$ 297.13	\$ 319.10	\$ 374.49	\$ 489.09	\$ 257.98	\$ 424.15	\$ 487.18	\$ 494.82	\$ 498.44	\$ 466.36	\$ 508.87
Monthly Fixed Water Rate	\$ 97.56	\$ 100.40	\$ 100.40	\$ 100.40	\$ 100.40	\$ 100.40	\$ 100.40	\$ 100.40	\$ 100.40	\$ 100.40	\$ 100.40	\$ 100.87
New Charges	\$ 629.54	\$ 594.26	\$ 638.20	\$ 748.98	\$ 978.18	\$ 515.96	\$ 848.30	\$ 974.36	\$ 989.64	\$ 996.88	\$ 932.72	\$ 1,017.74
Total Payment	\$ 629.54	\$ (-258.98)	\$ 120.24	\$ 748.98	\$ 989.41	\$ (-369.99)	\$ 478.31	\$ 974.36	\$ 989.64	\$ 2,001.36	\$ 2,964.10	\$ 1,061.75