Base Building for Liquor Store

Located in Charlottetown, Prince Edward Island
(Queen Street to Hillsborough Street and Euston Street to Waterfront)

Design / Build / Lease

Proposal Call

Prepared by:

PEI Liquor Control Commission

Date: 07 June 2019

Table of Contents

Proposal Call

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Charlottetown, Prince Edward Island

Bid proposals will be received by the PEI Liquor Control Commission, at Procurement Services, 95-105 Rochford Street, Charlottetown, PEI until 2:00 pm, local time, on **June 21st, 2019.** Bids shall be clearly marked to indicate the project being tendered on.

The bid proposal is for a retail space for the Liquor Control Commission in Charlottetown, Prince Edward Island. This arrangement may be for a space in an existing facility or may be for a new design-build arrangement. In either case, the facility must be available for tenant fit-up no later then September 1st, 2019.

Documents may be obtained through Procurement Services, 95-105 Rochford Street, Charlottetown, PE tel: 902-368-4041.

The Owner reserves the right to accept or reject any or all bid proposals.

GENERAL DESCTIPTION

1. Design –Build Proposal

The design-build lease arrangement with the Owner, will be as outlined in appendix 'A'.

2. Proposal Documentation

The proposal documentation, in the form of drawings and written text, is to be prepared by professional architects and engineers and presented in enough detail to permit a comprehensive evaluation of the proposal including the mechanical and electrical systems.

The PEILCC intends to standardize and modernize the shopping experience at all new stores. The proponents should meet all the requirements of this RFP and provide drawings and specifications prepared and stamped by professional architects and engineers. The PEILCC will select a successful proponent and use provided base building drawings to apply PEILCC fit up standards. The successful proponent will have the opportunity to price fit up drawings under a separate RFP at a later date.

The fit-up drawings will include layout floor plan, reflected ceiling plan and all the details showing shelving, fixtures, bulkheads, specialized millwork units, checkout units, accent lighting and signage.

The following requirements comprise the minimum base building requirements that are to be provided under the terms of this agreement.

This project includes a complete demised shell/space of approximately three thousand (3,000) square feet +/-, net rentable, approximating the layout provided in Schedule 'A'.

As a minimum, the existing "base building" will be a space as required and deemed compatible by the Owner to the conceptual build-out drawings shown.

3. Project Requirements

The Owner's Statement of Requirements, contained within these documents, is considered minimum requirements. Proposals will be evaluated based on the proposal documentation presented, as noted above. Proposals which simply reference as being in compliance with these requirements without supporting documentation will not be evaluated.

4. Project Time Schedule

The following are the milestone dates and time frames anticipated for the project.

Proponent Selection	June 28, 2019
Construction Complete	September 1st, 2019

The proponent is to include with the submission, a tentative construction schedule.

The proposal submissions are to be sufficiently detailed to allow for a thorough evaluation of proposals without further negotiations, and an immediate start of construction.

INSTRUCTIONS TO BIDDERS

PART I - General

1. INVITATION

1.1. Proposal and Bid Call

1.1.1. Offers signed under seal, executed, and dated will be received on behalf of the Owner, the PEI Liquor Control Commission by Lori Richard at Procurement Services, 95-105 Rochford Street, Charlottetown PEI, C1A 7N8, tel: 902-368-4041, email: larichard@gov.pe.ca

1.1.2. Offers submitted after above time shall be returned to bidder unopened.

1.1.3. Offers will be opened privately immediately after closing of Bids as indicated in the Bid Advertisement.

1.1.4. Amendments to submitted offer will be permitted if received in writing prior to bid closing and if endorsed by same party or parties who signed and sealed offer.

1.2. Qualifications

1.2.1. In order to qualify for this project, the proponent's construction team (contractors and professional design team) must have completed a minimum of Three (3) similar building projects over the past five (5) years. In addition, proponents will be further assessed based on past experience and expertise, including:

1.2.1.1. The joint experience of the firms working together.
1.2.1.2. Design-build experience of the firms and similar type of experience.
1.2.1.3. Experience of key personnel.
1.2.1.4. Safety record.
1.2.1.5. Firm's organization and location.
1.2.1.6. On-time delivery record.

1.2.2. The above qualification information shall be submitted with the tender bid. The owner reserves the right to question or to request clarification regarding the status of the company or the documentation provided.

1.3. Contract / Bid Documents

1.3.1. Agreement Form

1.3.1.1. See appendix 'A'.

1.3.2. Availability

1.3.2.1. Bid Documents may be obtained at Procurement Services, 95-105 Rochford Street, Charlottetown PEI, C1A 7N8, tel: 902-368-4041

1.3.2.2. A hard copy of the bid documents may be obtained and/or they can be sent by e-mail in PDF format. If a hard copy is required a request needs to be made to Lori Richard at Procurement Services, 95-105 Rochford Street, Charlottetown PEI, C1A 7N8, tel: 902-368-4041, email: larichard@gov.pe.ca one day prior to pick up.

1.3.2.3. All bidders must register their company including contact information with Lori Richard at Procurement Services, 95-105 Rochford Street, Charlottetown PEI, C1A 7N8, tel: 902-368-4041, email: larichard@gov.pe.ca to ensure they receive all addendums and clarifications.

1.3.2.4. Additional information may be sent out if requested with addendums that may include the original drawings for the existing building, an assessment report and maintenance manual information. The bidders are responsible to verify that all information is accurate

1.3.3. Queries/Addenda

1.3.3.1. Direct questions to Lori Richard at Procurement Services – larichard@gov.pe.ca

1.3.3.2. Addenda may be issued during bidding period and all addenda become part of Contract Documents. Include costs in Bid Price.

1.3.3.3. Verbal answers are only binding when confirmed by written addenda.

1.3.3.4. Clarifications requested by bidders must be in writing not less than five days before date set for receipt of Bids. Reply will be in form of an addendum, a copy of which will be forwarded to known bidders.

1.3.3.5. The Owner reserves the right to negotiate with the successful bidder should a modification in the Statement of Requirements becomes necessary to meet budgetary requirements.

1.3.4. Product/System Options

1.3.4.1. Where Bid Documents stipulate a particular product, substitutions will be considered by Owner up to 5 days before receipt of Bids.

1.3.4.2. When a request to substitute a product is made, Owner may approve substitution and will issue an Addendum to known bidders.

1.3.4.3. In submission of substitutions to products specified, Bidders shall include in their Bid, any changes required to the work in order to accommodate such substitutions. A later claim by Bidder for an addition to contract price because of changes in the work necessitated by use of substitutions shall not be considered.

1.3.4.4. Submission shall provide sufficient information to assess the acceptability of such products. Bidders shall submit all relevant information, including catalogue data, product literature, etc. to show the product is equivalent item to that specified.

1.3.4.5. Provide complete information on required revisions to other work to accommodate each substitution, dollar amount of additions to or reductions from Bid Price, including revisions to other work.

1.3.4.6. Unless substitutions are submitted in this manner and subsequently accepted, the bidder shall provide products as specified.

1.4. <u>Bid Submission</u>

1.4.1. Bid Ineligibility

1.4.1.1. Bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations, or irregularities of any kind, shall at discretion of Owner, be declared informal.

1.4.1.2. Bids with Bid Forms and enclosures which are improperly prepared shall at discretion of Owner, be declared informal.

1.4.2. Submissions

1.4.2.1. Bidders shall be solely responsible for delivery of their Bids in manner and time prescribed.

1.4.2.2. Submit one copy of executed offer on Bid Forms provided, signed and with corporate seal together with required security in a sealed envelope, clearly identified with Bidder's name, project name and Owner's name on outside.

1.5. Bid Enclosures / Requirements

1.5.1. Timing Requirements

1.5.1.1. Bidder shall state in Bid Form, time required to complete work. Completion date in Agreement must be this completion time added to commencement date.

1.5.1.2. Bidder, in submitting an offer, accepts time period stated in Contract documents for performing work.

1.5.1.3. Bidder, in submitting an offer, agrees to complete work by date indicated in Contract Documents.

1.5.1.4. Owner requires that work of this contract be completed as quickly as possible and consideration will be given to time of completion when reviewing Bids submitted.

1.6. Bid Signing

1.6.1. Bid form shall be signed under seal by Bidder.

1.6.2. Sole Proprietorship: Signature of sole proprietor in presence of witness who will also sign. Insert words "Sole Proprietor" under signature.

1.6.3. Partnership: Signature of all partners in presence of witness who will also sign. Insert word 'Partner' under each signature. Affix seal to each signature.

1.6.4. Limited Company: Signature of duly authorized signing officer(s) in normal signatures. Insert officer's capacity in which signing officer acts, under each signature. Affix corporate seal. If Bid is signed by officials other than President and Secretary of company, or President-Secretary-Treasurer of company, copy of by-law resolution of Board of Directors authorizing them to do so must also be submitted with Bid in Bid envelope.

1.6.5. Joint Venture: Each party of joint venture must execute Bid under respective seals in manner appropriate to such party as described above, similar to requirements of Partnership.

1.7. Offer Acceptance / Rejection

1.7.1. Duration of Offer

1.7.1.1. Bids shall remain open to acceptance and irrevocable for a period of sixty (60) days after the Bid closing date.

1.7.2. Evaluation and Acceptance of Offer

1.7.2.1. The proposals will be evaluated based on the project requirements and supporting documentation provided in the form of Plans and Written Descriptions, including Mechanical and Electrical Systems. Proposal documentation to be presented in sufficient detail to facilitate a comprehensive evaluation without the need for further or supplementary information.

1.7.2.2. Owner reserves right to accept any offers which it determines is in its best interest, or to reject all offers. Price alone will not be the determining factor for award.

1.7.2.3. After acceptance by Owner, Owner will issue to successful Bidder, written Bid acceptance.

1.7.2.4. After the Bid has been accepted, unsuccessful Bids will be returned to respective Bidders with submitted Bid securities and other requested enclosures.

1.8. Soils Report and Topographical Survey

1.8.1. The successful design build proponent will be responsible to provide a complete survey for their own purposes. A copy of the report shall be made available to the Owner.

1.9. Permits

1.9.1. The Contractor is responsible for obtaining all necessary permits and inspection fees to complete the work as specified.

1.10. Bid Price/Award Criteria

1.10.1. The information included in the tender form is for the purpose of assessing and evaluating the overall proposal, and not for direct comparative purposes with prices from other proponents. The Owner reserves the right to award the project; based on its best interest, and will evaluate each proposal concurrently.

1.10.2. Tenders will be assessed by its designate based on a weighted scoring system. The scoring system will be based on contractor/team experience, leasehold space and price. Weighting and further definition of each of the assessment elements is as follows:

Experience of Proponents Construction Team – 30%

The proponent must show that the construction team for the project has experience on projects of similar scope and scale. The construction team must submit a brief summary of three (3) similar projects along with client contact information for reference check. PEI Liquor Control Commission reserves the right to contact previous clients for reference should that be necessary to validate bid team experience.

Leasehold Space – 50%

An evaluation of the overall design approach and features as they relate to, location, aesthetic appeal, long term operating and maintenance cost.

Commercial Term – 20%

The lowest cost will receive the maximum points of 20 and remaining will be pro-rated.

Specifications
PEI Liquor Corporation (PEILCC)

1.11 General Requirements

.1 The PEILCC requires that the submitted Proposal be in accordance with the condition of its standard lease form.

.2 The Proposal should clearly separate and list the following as the Commercial Terms:

a) Annual Base Rent and Term
b) Common Areas Costs (actual or projected)
c) Rent Free Period (if any)
d) Property Taxes
e) Other incentives provided to the PEILCC to improve its business case
f) Cost that the PEILCC is expected to pay

The Landlord is to clearly identify the extent of their improvements to the premises, and any improvement that the PEILCC is expected to pay for directly. A site plan must be provided showing the location of the premises or the proposed location of premises to be constructed. The site plan is to show surrounding retail businesses, or other buildings that would attract retail customers to the site. If any change in the site (additional tenants for example) is expected within the first 3 years of the term, these possible changes should be shown as well. The site plan must show ingress and egress driveways, complete with any grade changes together with the required parking spaces.

.3 A schedule for all leasehold improvements must be provided which would allow for the determination of an occupancy date by the PEILCC. A schedule outlining the permitting process is to be provided as well.

.4 The PEILCC requires early concept plans to be submitted to the PEILCC for approval, with such plans to include specifications of materials to be used. The proposed dimensions of the space, the impact of the design, any agreement to provide the PEILCC's leaseholds in whole or in part.

.5 Vehicular traffic counts at the proposed location should be provided with the Proposal. Similarly, the drawings potential for the store, as provided by adjacent retail uses is a key components of the evaluation of the Proposal, and this information should be quantitatively provided with certainty.

.6 The base rent, along with any rent free periods (if applicable) and/or tenant inducements will be utilized by the PEILCC to arrive at a total rent cost per square foot. The base rent shall include the provision for the base building space; the PEILCC will complete its leaseholds at its own expense unless otherwise proposed. Included within the cost analysis per square foot would be the Landlord's additional rent pertaining to occupancy costs such as property taxes, common area costs, and/or additional charge backs.

Included in the PEILCC's cost analysis of each proposal would be any costs to the PEILCC as identified in the Proposal, such as leasehold improvements, and/or any incentive offered to the PEILCC to improve its business case.

.7 Unless a more stringent requirement is noted, all standards of construction are to meet the requirements of the most recent edition of the following standards including all related regulations and commentaries:

.1 National Building Code of Canada 2015
.2 National Plumbing Code latest version
.3 National Electrical Code latest version

.8 All premises are to be acceptable to all authorities-having-jurisdiction, including municipal, provincial and federal. The proponent is to obtain any and all permits necessary to establish this acceptance by the authority-having-jurisdiction.

.9 All premises are to be Acceptable to the PEILCC.

.10 All premises are to meet or exceed the requirements as outlined in this document which, in general terms, describes the characteristics and finishes of the space. These standards are arranged in conformity with the National Master Specification system.

.11 This document is to clarify the minimum requirements provided by the proponent as a Base Building provision. An interior retail fit-up package will be supplied at a later date.

.12 All products, assemblies and materials to be supplied, transported, stored and installed in strict accordance with manufacturer's written recommendations.

.13 Waste Management – All site generated waste materials shall be collected, separated and re-cycled, as per the requirements of municipal and provincial by-laws.

.14 All work to be completed by trades people trained, listed or certified by the material manufacturer.

.15 The proponent shall submit a complete set of Architectural and Engineering documents (drawings and specifications) at the design development, 33%, 66% and 99% stage of development for review / approval of the Corporation.

.16 The Proponent shall submit two (2) complete copies of Operating and Maintenance Manuals at the conclusion of the project.

.17 The proponent shall submit a complete hard copy and electronic Autocad set of "Record Drawings" which reflect the "as built" conditions of the building, within 30 days of "take over" by the Corporation. All "as built" conditions to be denoted in red ink.

.18 All work to be undertaken and completed using methods and measures in strict compliance with the occupational health and safety regulations and laws in force at the time of the work, as enforced by the municipal, provincial and federal authorities-having-jurisdiction.

.19 All aspects of the store design must conform to the Barrier Free access and use provisions of the National Building Code and local prevailing codes.

.20 All services, including, but not limited to, electricity, water, telephone, fuel oil, propane, natural gas, etc., shall be connected to the demised premises and shall be metered separately and independently for the leased premise.

.21 Contractor responsible for coordination of all contracts associated with the construction of the complete facility. Including all PEILCC contracts (ie. Cabling, security, etc.)

1.12 Base Building

The Base Building will also provide for the following spaces:

1. Receiving area (or proposed method for deliveries)

    .1 The proponent will provide at a minimum a wide accessible entrance at ground level for the movement of palettes
    .2 An overhead door sufficient to allow for ease of access of a commercial tractor would be considered a bonus but is not a requirement
    .3 If a separate receiving area is provided, it should include:
        i. All perimeter walls to be finished with gypsum board/plywood where required, taped, sealed, primed and finish painted.
        ii. Lighting
        iii. HVAC
        iv. Sprinkler (if required)
        v. Fibre connections (paid by proponent PEILCC's choice)
        vi. Fire Alarm System
        vii. Solid core interior doors as required

.2 Retail Area:

.1 Fully demised space.
.2 Allow for installation of 6” stud wall assemblies running floor to ceiling where solid walls are required or sufficient assembly as directed by a structural engineer (see 2.15 for construction of walls where PEILCC store is within another retail space)
.2 Floor finish to be ceramic tile or polished concrete flooring to quality acceptable to PEILCC.
.3 All solid perimeter walls to be finished with gypsum board, taped, sealed and primed. Finish paint by PEILCC
.4 Baseboard to be a combination of ceramic tile and wood in locations to be determined by PEILCC
.6 Ceiling to be exposed steel structure. Prime and finish paint to PEILCC requirements.
.7 Rolling shades on all exterior windows: To be model Hunter Douglas designer roller shades, manually operated or similar.
.8 General work lighting
.9 HVAC
.10 Sprinkler (if required)
.11 Fire Alarm System
.12 Electrical outlets to meet code requirements
.13 Electrical and mechanical provisions for the temperature control wine fridge in the retail space
.14 Provide electrical for 12 reach in fridges in the retail space
.15 Provide anchors in the concrete at the cash area as located by PEILCC for securing the safe under the cashier counter

16. **<u>If PEILCC space is within another retail space:</u>**

i. Provide a main entrance door to the store with two (2) single sliding automatic aluminum entry doors in frame colour black with surrounding curtain wall on both sides up to 14’-0 above finish floor. The remainder of the wall to be 6” stud wall assembly up to u/s of roof deck.

ii. Any perimeter walls that separate the retail space from adjacent retail spaces/common areas are to be glazed curtain wall in frame colour black to minimum 14’-0” above finish floor. The remainder of the wall to be closed in with stud assembly to u/s of roof deck.

ii. Note that if the PEILCC store is provided within another retail space, it must allow access in the evenings to the PEILCC store until 9pm or 10pm.

.3 Reach in fridges and temperature controlled wine fridge:

.1 PEILCC will provide reach in fridges and temperature controlled wine fridge. Proponent to provide all electrical and mechanical connections for future installation

.4 Vestibule

If there is an entrance to the PEILCC store is a stand alone entrance directly from the outside, the proponent will provide a vestibule as follows. In a shared retail space, a common vestibule is also acceptable.

.1 Fully demised space. Walls to be interior aluminum storefront up to height of exterior glazing. Remainder to be steel stud wall assembly up to u/s of roof deck.

.2 Provide for two (2) single sliding automatic aluminum entry doors Provide for one (1) single sliding automatic aluminum entrance door in curtainwall.

.4 Allow for one flush mounted entry mat at main entrance. Model # BC-2 carpeted type floor grille as manufactured by Bolar or similar. Size to be 6’-0” deep x 10’-0” wide.

.5 Remainder of floor to be ceramic tile with matching ceramic tile baseboard

.6 Gypsum board ceiling to suit height of storefront

.7 LED pot light general lighting

.8 HVAC

.9 Sprinkler (if required)

.10 Electrical outlets (2) with white covers.

.5 Combined Janitor Closet, LAN Room Closet and Office/Staff Area

.1 Provide a combined service/staff area as follows behind the cashier station within the PEILCC retail space

.2 Janitor's closet, minimum 2'-6" wide x 5' long.

i. All walls finished with RFP paneling and allow for all trims and accessories.
ii. Janitor Room to be complete with a moulded stone floor mounted mop sink (min. 2'-0" x 2'-0" c/w stainless steel surround and a 3 prong mop hanger) and floor drain
iii. Provide for full height adjustable storage shelving. Floor to be VCT with 4" rubber base.
iv. Closet to have general lighting,
v. HVAC and plumbing
vi. Sprinkler if required.
vii. Finish paint all surfaces that are not prefinished.
viii. Closet to have one double door that opens outwards.

.3 Lan Room, minimum 6-0" wide x 8'-0" long.

i. Provide a fully demised space to meet requirements of ITSS standards (as per Government of Prince Edward Island Structured cabling Standards – appended in this document).
ii. All surfaces to be finished painted where not prefinished
iii. Floor to be VCT w/ 4" rubber base
iv. Ventilate and provide AC to room to maintain a temperature of 75deg C at all times.
v. General lighting
vi. Sprinkler (if required)
vii. Walls to be ½"plywood
viii. LAN Room to have one double door opening outwards

.4 Office/staff area, minimum of 10' wide x 12' long

i. Fully demised space with glazing facing into retail space
ii. All surfaces to be finish painted unless prefinished
iii. Ceramic tile with ceramic base to match or polished concrete floor
iv. Acoustical tile ceiling at min. 8'-0"
v. Provide phone/data jacks throughout & intercom connection with cash stations.
vi. Solid wood entry door complete with 180 degree peep hole and Mechanical keypad locket
vii. Rolling shades to both interior and exterior windows
viii. Provide desk millwork to suit 2 workstations for staff

.6 Wine Tasting Room:

.1 Provide quarry tile or polished concrete flooring to match retail space.
.2 Provide electrical connections for tenants TV and ceiling mounted Projector as well as internet connection
.3 Base to be 4" wood.
.4 Ceiling to be gyproc, min 14'-0" ceiling height
.5 LED pot lights general lighting
.6 HVAC
.7 Sprinkler if required
.8 Outlets
.9 Room to have its own access point from the exterior for renting or access after hours.
.10 Provide a small bar sink and a dishwasher connection complete with plumbing and electrical requirements

.7 Washrooms:

Proponent will provide a washroom for the PEILCC OR provide common washrooms within a retail complex to meet building code requirements. Washrooms to be:

.1 To be fully demised and must meet all requirements of the Building Code Act of PEI for barrier free access and use. Will provide a minimum of 1 gender neutral barrier free bathrooms or 1 female and 1 male barrier free WR.
.2 Gypsum board ceiling at min. 8-'0"
.3 All finish surfaces painted where not prefinished.
.4 VCT flooring and rubber baseboard
.5 Millwork above toilet
.6 Allow for stainless steel standard washroom accessories including, but not limited to grab bars, mirrors, paper towel dispensers, toilet tissue dispensers, napkin disposal bins, robe hooks, waste bins & soap dispensers)
.7 General Lighting
.8 HVAC & plumbing
.9 Sprinkler (if required)

Proponent to provide the following spaces somewhere within the building. It can be connected directly to the PEILCC store or located separately in the building

.8 Secure Storage Room
- .1 Provide secure room for storage, can be separate from main space.
- .2 Fully demised space with gypsum board ceiling at min. 8'-0".
- .3 Provide full height adjustable storage shelving.
- .4 Floor to be VCT with 4" rubber base.
- .5 General Lighting
- .6 HVAC and plumbing
- .8 Sprinkler if required.

.9 Electrical Room:
- .1 Fully demised space with gypsum board ceiling at min. 8-'0". Space to maintain 1 hour fire rating. Finish paint all surfaces.
- .2 All walls to be clad on the interior with ½" plywood coated in intumescent paint for mounting of equipment.
- .3 Flooring to be VCT with 4" rubber base
- .4 General Lighting
- .5 HVAC
- .6 Sprinkler (if required)
- .8 Supply power

1.12 Tenant Supplied Equipment

.1 Design of interior fit-up ie. Retail millwork, bulkheads, feature lighting, and special finishes to be supplied by tenant.
.2 The Proponent shall coordinate delivery, storage and installation of all Tenant provided equipment and fixtures.
.3 Shelving to Retail space to be provided by Tenant.
.4 Loose furnishings, such as tables and chairs to be provided by Tenant.
.5 Information technology (computers, point of sale, etc) shall be provided by the Tenant.
.6 Cameras and security sensors to be supplied by Tenant.

Division 02 – SITE DEVELOPMENT

2.1 Excavation and Backfill

.1 Any excavations for load bearing elements, footings and foundations, to rest on soil or rock which has been inspected and approved by a licensed geotechnical engineer and all documents and reports are to bear the stamp of the investigating engineer.

.2 Backfill to load bearing areas with structural fill, designed and approved for use by a qualified engineer.

.3 Backfill to other excavations and service trenches to be with Type 1 granular materials, compacted to 100% proctor.

2.2 Parking

.1 Provide asphalt paved vehicular parking area for no less than ten (10) spaces to be designated, by the use of signage, for customers of PEILCC with a 15 min limit. In addition, provide general parking for staff and general parking for customers. Work to include all painted parking lines, cross walks, curbs and islands. The quantity of parking spaces must meet or exceed federal, provincial and municipal requirements. A minimum of ten (10) standard parking spaces and a minimum of two (2) barrier free spots to be provided.

2.3 Landscaping

.1 Provide landscaped areas, requiring low maintenance and minimal watering.

2.4 Loading Ramp

.1 To be used by PEILCC and within the leased premises unless otherwise agreed.

.2 Supply and install a hydraulic dock leveler, 8,000 lb. capacity. Provide slab depression for elevating device with drain and all associated underslab hydraulic and electrical requirements and installation. Leveller to come complete with split aluminum ramp in length to suit application.

.1 Standard of Acceptance:

.1 Blue Giant.

.2 Pentalift.

Division 03 - CONCRETE

3.1 Concrete Standards

.1 All concrete materials and construction to be in accordance with CSA-A23.1. All concrete foundations to be designed by a licensed engineer with a minimum of seven (7) years experience in structural design practice. All design drawings to bear the stamp of the design engineer.

3.2 Concrete Slabs

.1 Concrete slabs on grade to be minimum of 5" thick and designed for live load of three hundred fifty (350) psf live loading. Concrete slabs to have crack control joints at 8'-0" on centre and expansion joints where warranted to protect against building movement by contraction and other forces.

.2 Concrete mix complete with hardener and densifier.

Division 04 – MASONRY

4.1 NOT USED

Division 05 – METALS

5.1 Structural Steel

.1 All structural steel elements to be designed by a structural engineer with a minimum of seven (7) years of experience in structural design practice. All design drawings to bear the stamp of the design engineer registered to practice in Prince Edward Island.

.2 Roof structure over Retail Area to provide for minimum absolute clear area of 17'-6" above finish floor.

5.2 Miscellaneous Metals

.1 Provide a minimum of three (3) 6"diameter steel pipe bollards at the front of the store to protect entrance from vehicular intrusion and offer safety zone for customers; filled with concrete and covered with PVC sleeves color to be black. Provide 2-8" diameter pipe bollards, one on either side of any Receiving door.

.2 Provide four (4) 8" diameter galvanized steel pipe bollards. Two (2) to protect receiving door and two (2) to protect the loading dock overhead door. Bollards to be 48" high and extend into the ground a min. of 48" and surrounded with a concrete filled sono-tube foundation.

.4 Provide galvanized steel stairs, treads, stringers and rails from grade to floor level at the loading area as required. There shall be a landing outside the door to allow for the door swinging out and sufficient landing in accordance with National Building Code of Canada.

5.4 Corner Guards

.1 Provide full height Acrovyn corner guard's in color as chosen by PEILCC at all outside gypsum board corners, including all four (4) sides of each exposed column, in the Retail space.

Division 06 – WOOD AND PLASTICS

6.1 Rough Carpentry

.1 The Contractor is to provide all plywood necessary as backup to built in millwork, shelving, equipment, panels and other fittings provided by the contractor and the Tenant. Coordinate with the General Contractor for location, extent, fastening and height.

.2 Provide plywood finish to 8'-0" around perimeter of LAN Room and Electrical Room for mounting of equipment. All panels to be finished with intumescent paint.

6.2 General

.1 Composite wood products (plywood, mdf, particleboard, etc.) are to have no added urea-formaldehyde. Include product data indicating that all composite wood products do not contain added urea-formaldehyde and that laminating adhesives do not contain formaldehyde.

6.3 Millwork

.1 Standard millwork to be provided to the following rooms as follows:

.2 Washrooms:

.1 Provide one (1) 9" deep upper cabinet above the toilet for storage of toiletries.

.3 Retail Office:

.1 Provide for a continuous work surface that allows visibility into the retail space. Allow for seating space for three (3) people. Each station to have a bank of drawers. Allow for upper cabinetry where possible for general storage.

.2 Cabinet construction to be melamine with thermofoil full overlay flat panel doors and plastic laminate countertops. Provide all hardware for a full complete assembly.

Division 07 – THERMAL AND MOISTURE PROTECTION

7.1 Walls

.1 All exterior walls shall equal or exceed R20 in thermal protection.

.2 All demising walls separating the leased premise from adjacent premises shall be insulated, extend from the floor to the underside of the roof deck and shall be fire rated to meet the National Building Code. Any wall separating the retail area or Wine tasting room from adjacent retail common spaces to be glazed to minimum 13'-0" above finish floor.

7.2 Roof

.1 All roof surfaces shall exceed performance requirements of the National Building Code of Canada.

.2 Insulation values must meet or exceed R40

.3 All roof assemblies, if existing, shall be inspected by a certified roofing inspector, for which a roof audit report is to be generated. Roof shall be designed (if new) and have capacity (if existing) to meet equivalency of Factory Mutual I-90 for uplift.

.4 All new roof assemblies shall provide an extended two (2) year warranty from the contractor which shall cover all materials and labour.

.5 All new roof assemblies shall provide a two year CRCA warranty.

.6 All new roof assemblies shall provide a minimum of fifteen (15) year manufacturer's warranty for the materials provided.

.7 Where possible, it is preferable that all new roof assemblies shall be "system warrantied" by the roofing membrane manufacturer for a period of fifteen (15) years.

.8 Where Expanded Polystyrene Insulation (EPS) is used, it shall be Type II.

7.3 Insulation

.1 Acoustic batt and blanket mineral fibre: to CSA A101, 90 mm thickness unless otherwise noted; to be Dow Corning “Quiet Zone” fibreglass batts or Roxul A.F.B.

.2 Rigid Insulation
Expanded Polystyrene (EPS) to CAN/ULC-S701
- .1 Foundation and underslab insulation – Type II RSI 1.75/R10 mm
- .2 For roof insulation Type I insulation.

.3 Semi-rigid fibreglass insulation.
- .1 Glass Fibre semi-rigid AF-110, Mineral Fibre, Ottawa Fibre or approved equal.

.4 Insulation to comply with NEC 2015.

7.4 Firestopping

.1 Provide fire stopping to all penetrations and perimeters of fire rated assemblies, roof, floor and walls, where identified in the design. Fire stopping to be as approved by CanUL using approved materials and assemblies and coatings.

7.5 Air Barrier / Vapor Barrier

.1 Wall and roof assemblies to incorporate both an air barrier and vapour barrier in compliance with N.B.C.C 2010.

7.6 Pre-Finished Pre-Formed Metal Siding

.1 Exterior cladding to conform to NBCC 2010 standards.

.2 Provide a weather tight enclosure.

.3 Acceptable materials are metal siding; client approved wood siding,

composite metal panels and masonry.

.4 Finish: Pre-painted to PEILCC requirements.

7.7 Composite Panel / Aluminum Sheet System

.1 For application to the exterior front façade of the building, in panel size, configuration and color to be in compliance with PEILCC design standards, to be:

- .1 Composite panels as manufactured by:
  - .1 Reynobond
  - .2 Alucobond
  - .3 Alpolic

7.8 Joint Sealants

.1 Provide to manufacturers requirements caulking at all the following locations:

- .1 interface of dissimilar materials
- .2 control joints of any one product or material
- .3 movement expansion joint

.2 Caulking shall not be used as a primary weather-barrier on the envelope of the building, but shall act only as joint filler, to allow for contraction and expansion of materials or joining of dissimilar materials.

.3 Acceptable products are:

- .1 Tremco
- .2 Dow Corning
- .3 GE Silicones
- .4 Sika Canada Inc

Division 08 – <u>WINDOWS AND DOORS</u>:

8.1 Interior Doors

.1 Interior man doors to be solid core wood doors with hard board faces. Standard of Acceptance Baillargeon.

.2 Doors into wine tasting room to be fully glazed.

8.2 Exterior Doors

.1 Exterior single leaf metal doors to be hot dipped galvanized steel sheet: to ASTM A 526M coating designation to ASTM A 525M, ZF75, minimum base steel thickness in accordance with CSDFMA Table 1 - Thickness for Component Parts. Exterior Doors to be insulated.

.2 Reinforcement channel: to CAN/CSA-G40.21, Type 44W, coating designation to ASTM A 525M, ZF75.

.3 Composites: balance of core materials used in conjunction with lead: in accordance with manufacturer's proprietary design.

.4 Exterior door at loading dock shall conform to PEILCC standards. Cavity of door frame to be filled with concrete grout. Door to have peep hole, deadbolt, panic egress hardware, stay open hardware and emergency exit light.

8.3 Frames

.1 Exterior door frames to be galvanized 18 ga and thermally broken pressed steel frames, welded construction; size to suit required door, prepared in advance for hardware by Sec 08710 and painting by Section 09900.

.2 Interior door frames to be galvanized 20 ga pressed steel frame for painting by Section 09900.

8.4 Vertical Lift (Overhead) Door System

.1 Thermal Core Overhead Door-Loading Dock:
If new overhead door is provided, it should meet the following criteria: Provide insulated (min R-14.86) rolled formed metal sectional overhead door, 2440mm (8') x 3050mm (10') in Receiving area, complete heavy duty 3" track with high rise lift. Springs to be standard medium duty for minimum 15,000 cycle operation. Finish to be baked on polyester (2 coat), white each side. Door system to be complete with weatherstripping, fastenings and accessories for a complete and operating door system.

.2 Hardware to be heavy duty galvanized steel, full floating ball bearing rollers with hardened steel races. Track to be secured to continuous 3" steel angle. Keyed lock to be mounted to interior, keyed to building master key system. Provide four (4) lockable slide bolts to perimeter of door.

.3 Vision panel(s) to be double glazed with tempered glass with rigid PVC or vinyl trim.

.4 Approved manufacturer:
- .1 Overhead Door 591 Series
- .2 Therm-O-Dor TD134 Series
- .3 Richards Wilcox Thermatite T-175 MR

.5 Door to be electrical operation with standard chain falls for manual back up in the event of power failure.

.6 Provide curtain style foam pad dock seals, complete with adjustable head curtain to exterior.

8.5 Finish Hardware

.1 MATERIALS:
- .1 Only door locksets and latch sets listed on CGSB Qualified Products List are acceptable for use on this project.
- .2 Use one manufacturer's products only for all similar product groups.

.3 Furnish warranty for all hardware items for a period of one (1) year from date of acceptance of the installation. Twenty-five (25) year warranty for closers and two (2) year warranty on handicap operators and accessories. Warranty to cover manufacturing defects, failure of finish, moving parts, electronic components except for failure caused by abuse or lack of proper maintenance.

.4 Manufacturers:

Certain manufacturers' numbers are used in the schedule however it is not the intent that these items are specified exclusively.

.1 Standard of Acceptance references were taken from the following manufacturers list of products. Hardware by other manufacturers will be considered upon written request prior to bid close provided they meet or exceed the performance, quality, function, application, intent, design and finish of the referenced product. Substituted product, if found to be unacceptable, will be replaced by the hardware supplier with the specified product at no expense to the Owner.

MANUFACTURERS LISTED:

Hinges	McKinney
Locksets/Latch sets	Sargent, Schlage
Keying	Sargent, Schlage
Exit Devices	Sargent, Von Duprin
Door Closers	Sargent
Overhead Stops/Holders	Sargent
Power Supplies	Dorma/RCI, Securiton
Door Operators	Besam, Horton
Floor Stops	Standard Metal
Kickplates	Standard Metal
Push/ Pulls	Standard Metal
Thresholds/Weather-strip	KN Crowder
Flushbolts	Standard Metal

8.6 Glazing

.1 Materials:

.1 Float glass: to CAN/CGSB-12.3 Glazing quality, 10 mm thick or as detailed.

.2 Sheet glass: to CAN/CGSB-12.2, AA-Special selected, 10 mm thick or

as detailed.

.3 Safety glass: to CAN/CGSB-12.1, transparent or coloured, as detailed, 10 mm thick or as detailed.

.1 Type 2 tempered

.2 Class B - float

.3 Category II

.4 Insulating Glass to CAN 2-12.8-M76+Amdt-June 79, with outer pane of 6 mm clear safety glass and inner pane of 6 mm clear glass with 25 mm total thickness, argon filled, low E, non-metallic spacers. Standard of Acceptance for glazing is PPG Solarban 60 Clear, with ½" air space, 90% argon/10% air. Out door glass to be ¼" Graylite and interior glass to be ¼" with Solarban 60 on the 3rd surface. Samples to be submitted.

.5 Spandrel glass standard of acceptance for glazing is PPG Solarban 60 solargray with a warm grey ceramic frit. Colour to match insulating units. Samples to be submitted

.6 Wired glass: to CAN/CGSB-12.11, 6 mm thick.

.2 Accessories:

.1 Setting blocks: Neoprene, 80 - 90 Shore A durometer hardness to ASTM D2240, to suit glazing method, glass light weight and area.

.2 Spacer shims: Neoprene, 40 - 50 Shore A durometer hardness to ASTM D2240, 75 mm long x one half height of glazing stop x thickness to suit application. Self-adhesive on one face.

.3 Glazing tape: Performed butyl compound with integral resilient tube spacing device, 10 - 15 Shore A durometer hardness to ASTM D2240; coiled on release paper; black colour.

.4 Glazing splines: resilient polyvinyl chloride, extruded shape to suit glazing channel retaining slot, black colour.

.5 Lock-strip gaskets: to ASTM C542.

8.7 Curtain Wall System

.1 Materials:

.1 Extruded aluminum: ASTM B221M.

.2 Sheet aluminum: ASTM B209M.

.3 Sheet steel: CAN/CSA-S136M ASTM A446/A446M; galvanized

.4 Fasteners: stainless steel.

.5 Bituminous paint: CAN/CGSB 1.108, Type 1, without thinner.

.6 Vertical glass units:

Insulating glass units: as per Section 08800

.7 Sealant:

.1 Perimeter sealant: Type 4.

.2 Sealant used within system (not used for Glazing): Type 4.

.8 System to be black.

.2 Components:

.1 Mullion profile: 2 ½”x 4” (63.5 x 152.4) mm nominal dimension for vertical members, 2 ½”x 4” (63.5 x 152.4) mm nominal dimension for horizontal members; thermally broken with interior tubular section insulated from exterior pressure plate; matching stops and pressure plate of sufficient size and strength to provide adequate bite on glass and infill panels; drainage holes, deflector plates and internal flashings to accommodate internal weep drainage system; internal mullion baffles to eliminate "stack effect" air movement within internal spaces.

.2 Spandrel panel: internally reinforced, glazing edge sealed, outside air barrier line.

.1 Outer face: Single pane of glass as per 08800-2.1.5

.2 Insulation: Semi-rigid fiberglass as per 07213 – R15.

.3 Inner face: 18 ga galvanized steel

.3 Flashings: 3 mm thick aluminum, thermosetting fluoropolymer coating finish to match curtain wall mullion sections where exposed, secured with concealed fastening method.

.3 Curtain wall system to be installed at front of store between retail and adjacent retail common spaces.

8.8 Automatic Entrance Doors

.1 Automatic entrance doors for cooler and vestibule entrances comprised of sliding door(s) and frame(s), glass and glazing, door hardware, operator equipment, control system, guide rails adjacent to doors, perimeter sealant.

.2 System Description:

.1 Electro-mechanically automatic door equipment operated with motion detector control devise.

.2 Type of door operations: fully automatic.

.3 Doors: Bi-parting at cooler and main entry doors; single sliding at exit door, and vestibule doors.

.4 Traffic movement: One way at emergency break-out panels.

.3 Design Requirements:

.1 Design automatic entrance doors indicated as emergency exits, as required means of egress from the room, and to comply with NBC 2010.

.2 Design automatic entrances to comply with applicable requirements of CAN/CGSB-69.26.

.4 Performance Requirements:

.1 Automatic door equipment to accommodate high-frequency pedestrian traffic, and weight of doors.

.2 Automatic Locks and Panic Hardware to Non-Fire Rated Exit Doors: ULC listed and labeled.

.3 Provide manual operation for opening and closing of doors during electrical power failure and when power is manually switched off.

.4 Thermally-broken door units and framing shall remain free of condensation on interior (warm side) surface of sealed insulated glass and frame when the indoor design temperature is 20 degrees C, the inside design relative humidity is 35 percent, the outside winter design temperature for the location is -23 degrees C and the resultant minimum Temperature Index is 63 percent, and when calculated and tested in accordance with CAN/CSA-A440 and CAN/CSA-A440.1.

.5 Acceptable Manufacturers:

.1 Stanley 2000 Series Dura Glide Doors.

.2 Besam Inc. SL500 Overhead Concealed.

.3 Gyro Tech GT System 1100 Thermo-Guard Whisper Slide.

.6 All public entry doors to be automatic bi-parting heavy duty, glazed with locking cores (provided by PEILCC); minimum door width of 6'-0" clear opening.

8.9 Windows / Glazing

.1 Provide metal framed windows to staff room, fixed non opening. All windows to be safety laminated tempered glass with u/v protection.

.2 Final determination of locations and configurations of windows to be determined by Tenant.

.3 Glazing to be as per ASHRAE 90.1 2007.

.4 All exterior windows to have clear security laminate applied to interior surface.

.5 Interior glazing to Retail Office to be clear and unbroken, ½" tempered structural silicone glazing with continuous view of Retail and Check out area.

.6 Glass to carry from top of work space to 7'-0" AFF with butt joints to 3/8" thick tempered safety glass.

.7 Vestibule glazing to be constructed of aluminum entrance system similar to exterior front wall framing, complete with single pane safety glass in compliance with the NBCC Code 2010.

Division 09 – FINISHES

9.1 Gypsum Board Systems

.1 Framing to be steel or wood studs sized appropriately for the exposure, wind load and imposed load from finishes.

.2 Interior surface of exterior walls to be 5/8" thick gypsum board, taped, filled, sanded, primed and one coat of paint. Finish paint by PEILCC.

9.2 Painting

.1 Provide one coat primer and two coats finish paint to all interior surfaces of exterior walls.

.2 Colors to be approved by PEILCC.

.3 Finish paint to be satin finish.

9.3 Walls

.1 All walls to be full height and filled with sound attenuating materials, Roxul or similar material.

.2 All full height walls (ie. floor to u/s of roof deck) to be 6" 18ga steel studs at max. 16" on centre with 5/8" gypsum board to all sides and filled with sound batt insulation. Lower walls may be 3-5/8" steel stud w/ 5/8" gypsum board both sides and filled with sound batt insulation. All surfaces to be taped, filled, sanded and finish painted.

9.4 Ceilings

.1 Acoustic Ceilings to be as follows:

- .1 Acceptable manufacturer: Armstrong and CGC.
- .2 Tile to be Dune Item #1776.

9.5 Floors

.1 Ceramic Floor Tile:

.1 Tile Products are:

.1 Elegant Flooring, Icon Compact, size 12”x24”, color: gun powder.

.2 Color to be selected from standard color offering.

.2 Mortar & Adhesives:

.1 Floor tile: thin set bond coat of polymer modified Portland this set latex bond.

.2 Acceptable Products:

.1 TEC Full Flex

.2 Mapei Ker 121

.3 Keisel Chembond, Supreme Flex

.3 Colors from standard color offering.

.3 Grout:

.1 Polymer modified cement grout to TTMAC recommendations, complete with color additive to Tenants selection.

.2 MAPEI or acceptable equal.

.4 Accessories:

.1 Provide edge strips and corner in Schluter edging; to be as selected by Tenant.

.2 Provide floor sealer and protective coating to tile and grout.

.3 Rubber base: 4” Rubber base as manufactured by Johnsonite or similar.

.4 Ceramic tile base to be 4” high and match floor tile.

.5 Wood base to be 4” flat profile painted.

.2 VCT Products:

.1 Mannington Spacia First Collection or similar.

.2 Color to be determined.

9.6 Painting

.1 Provide one coat primer and two coats finish paint to all interior surfaces of exterior walls.

.2 Colors to be approved by Tenant.

.3 Finish paint to be egg shell.

Division 15 - MECHANICAL SYSTEMS

15.1 Water Efficiency

.1 Template calculations. Plumbing fixtures shall meet or exceed the performance of the following:

- .1 Toilets: dual flush or 4.8 lpf for single flush
- .2 Urinal: waterless or o.5 lpf for single flush
- .3 Washroom lavatories: 1.9 lpm

.2 Provide a minimum of two (2) freeze proof hose bibs to the exterior of the building, contained within lockable brass fittings. Locations to be determined by the Tenant.

15.2 Fire Protections System

.1 If required by the National building Code of Canada, provide a complete and operational fire protection sprinkler system in compliance with NFPA 13 and prevailing codes and regulations and to the approval of the Fire Marshal of the Province of Prince Edward Island, responsible for sprinkler systems.

.2 Provide sprinkler protection to all areas of the premise.

15.3 HVAC

.1 A roof mounted heating, ventilation and air conditioning (HVAC) unit must be installed to adequately service the premises, including office, all back-of-house and service rooms, Retail space, Vestibule in accordance with Ashrae standards, to reduce energy, provide thermal comfort, maintain indoor air quality and maximize control of the interior environment.

.2 All mechanical equipment to have DDC control systems and be tied to building automation system (BAM) for use of the tenant.

15.4 Plumbing

.1 Provide appropriate plumbing rough-ins for all designated facilities as agreed with PEILCC.

.2 Floor drains as required.

.3 Provide rough in services for floor mounted janitor sink in janitor room

.4 Provide an elevated domestic hot water heating tank.

Division 16 - ELECTRICAL SYSTEMS

16.1 Electrical Service

.1 Provide a separate electrical service and metering, a minimum of 400 amp/ 600 volt 3 phase service is required. Power to be supplied to main disconnect switch with main breaker and a minimum of 54 circuits.

16.2 Exterior Lighting

.1 Provide exterior lighting for security purposes at the loading/ man doors, along the length of the entire front façade and any open sides where access to the building may be possible. All exterior lighting to be

controlled by means of daylight sensor system.

.2 Provide power for all exterior signage for the store, controlled by a daylight sensor system.

.3 Provide two (2) exterior electrical duplex outlets, to be weather proof, with cover and switched from interior. Locations to be determined by the Tenant.

.4 All lighting to be to I.E.S. standards for illumination.

16.3 General

.1 Provide ¾" electrical conduit beneath the floor to feed check-outs and in-store media displays. Locations to be confirmed with Tenant.

.2 Provide the following electrical conduit from the Office to each of the check-outs.

- .1 1" rigid PVC (IG power)
- .2 1" rigid PVC (power & lighting)
- .3 1" rigid PVC (security)
- .4 1" rigid PVC (intercom)
- .5 2 ½" rigid PVC (communications)

16.4 Lighting

.1 Lighting in the Retail area to be 75 foot candles vertical. Lighting in Warehouse and non-retail spaces to be 75 foot candles horizontal.

.2 Lighting in Retail Space to activate to "ON" position upon activation of intrusion security system.

.3 Provide three (3) outlets above the ceilings; locations to be determined by the Tenant.

.4 Provide complete emergency lighting system.

.5 Provide complete EXIT designation package for required exits.

.6 Provide two (2) 120V/1 Ph receptacles in Receiving area for charging of

owner supplied materials lifts.

.7 Provide one (1) 30A Nema receptacle; in the LAN Room or to be determined by Tenant.

.8 Provide rough in for owner supplied security system, including transformers; locations to be determined by Tenant.

.9 Provide power / receptacles for valence lighting.

.10 Provide switch in Retail Office to control lights above Check outs.

.11 Provide switch in Vestibule to control exterior signage system.

.12 Provide outlet integral with curtainwall system to control neon open signage. Open signage to be provided by contractor.

.13 Lighting Schedule
- .1 Retail General Lighting: To be determined.
- .2 Warehouse General Lighting – 4’ Long Industrial Fluorescent Highbay
  - .1 Standard of Acceptance: Metalux # I8-332-G-WG-(Voltage as required)-EB81, 3000k
- .3 Office/Staffroom Lighting – 2’x4’ Direct/Indirect LED Troffer - 3000K color.
- .4 Washroom Lighting – LED potlights – 3000K color.
- .5 Service Space Lighting – 1’x4’ Fluorescent Fixture c/w A19 lens – 3000k color.

.14 Provide daylight sensors to control all lighting within 15’-0” of any exterior window system.

16.5 Power

.1 Provide power outlets around all spaces for basic housekeeping requirements and in conformance with Canadian Electric Code.

.2 Provide power to all systems to be installed as part of the Base Building and Fit Up work, including those to be provided by the Tenant, including, but not limited to:

- .1 Fire alarm system
- .2 Security system/monitoring system
- .3 Light control system
- .4 Heating system
- .5 HVAC system
- .6 Time clock
- .7 Emergency lighting
- .8 Dock elevating system
- .9 Check out, point of sale, etc.

16.6 Heating

.1 Provide electric supplemental heating, by means of baseboard heating elements, including wall mounted thermostats in the following areas:

- .1 Retail Office
- .2 Washrooms
- .3 Vestibule

APPENDIX 'A'

SUBMITTED BY: _____

_____

_____

_____

Phone: _____

FOR: Rental of Retail Space in Charlottetown (Queen Street to Hillsborough Street and Euston Street to Waterfront), Prince Edward Island PEI for the PEI Liquor Control Commission

SUBMITTED TO: Procurement Services
95-105 Rochford Street
Charlottetown PE
C1A 7N8

ANNUAL LUMP SUM RENTAL RATE

HAVING examined the contents of the RFP, dated January 2019, covering the Provision of Leased Retail Space for the PEI Liquor Control Commission, we hereby offer to provide the necessary space and services for the following ***Annual Rental Rate*** inclusive of common area costs. Please show the rate for the base building and the rate for common area costs as separate amounts.

Yearly Base Building: _____ Dollars
Yearly Common Area Costs: _____ Dollars
Total Yearly Rental: Dollars

Costs noted above should **NOT** include HST

ADDITIONAL INCENTIVES

We hereby offer the following additional incentives for the selection of our proposed Lease Space:

_____

_____

_____

In submitting this proposal, we recognize the right of PEILCC to accept any proposal or to reject all proposals.

In submitting this proposal, we agree to enter into a 10-year contract to provide the required rental space, as outlined in this Request for Proposals, should our proposal be accepted by the PEILCC. This contract will take the form of a standard lease agreement as mutually agreed to by both parties.

The enclosed drawings indicate the floor plan, site plan and exterior elevations of the proposed facility. Our proposal is based on providing the accommodation in a building located at the following address:

_____

_____

Our space will be ready for occupancy no later than _____.

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

Addendum No. _____ Date Issued: _____ Initial: _____

Addendum No. _____ Date Issued: _____ Initial: _____

Addendum No. _____ Date Issued: _____ Initial: _____

Addendum No. _____ Date Issued: _____ Initial: _____

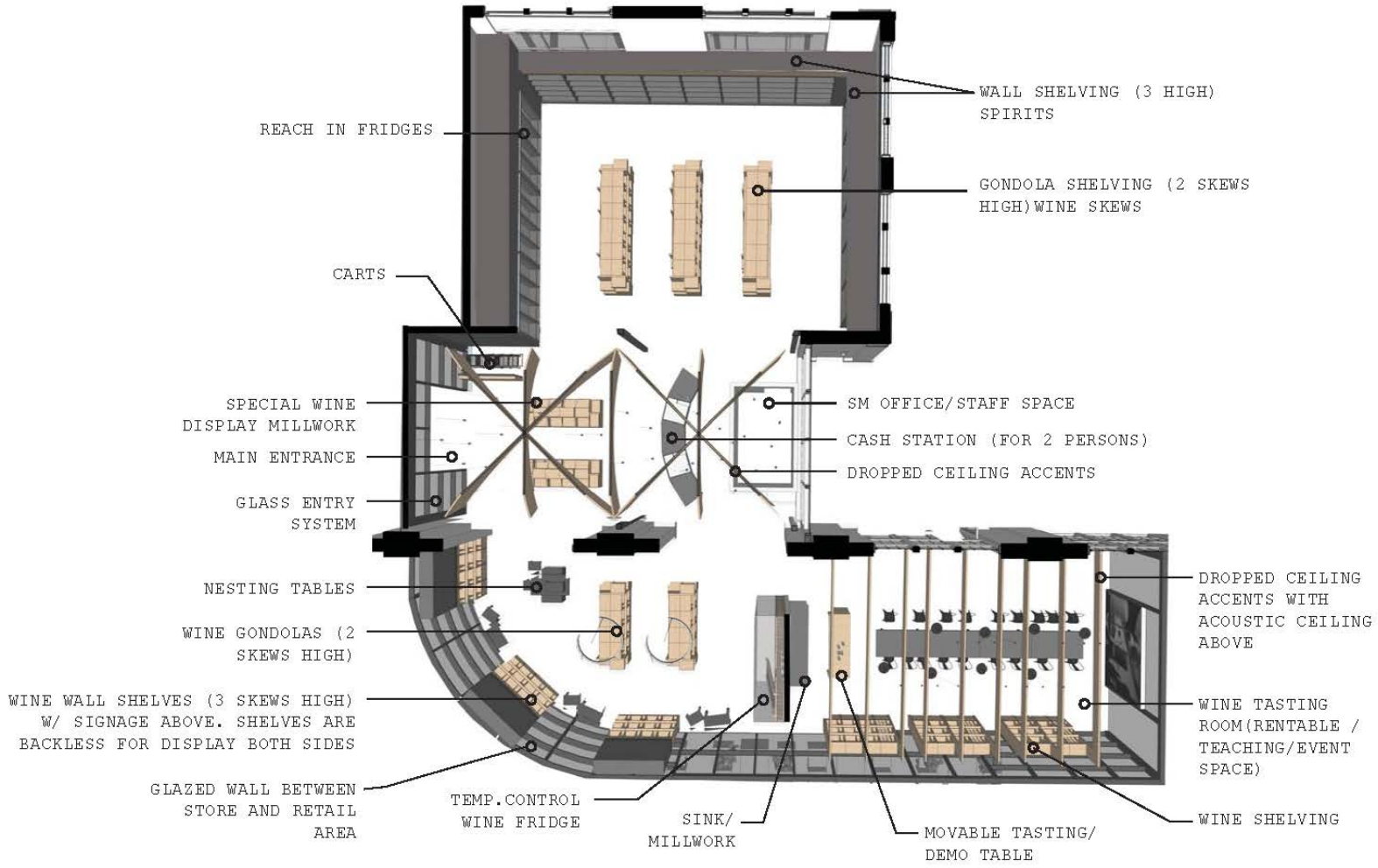
_____ _____

Witness Signature

_____ _____

Witness Signature

SEAL


WALL SHELVING (3 HIGH) SPIRITS
REACH IN FRIDGES
GONDOLA SHELVING (2 SKEWS HIGH)WINE SKEWS
CARTS
SPECIAL WINE DISPLAY MILLWORK
SM OFFICE/STAFF SPACE
CASH STATION (FOR 2 PERSONS)
MAIN ENTRANCE
DROPPED CEILING ACCENTS
GLASS ENTRY SYSTEM
NESTING TABLES
DROPPED CEILING ACCENTS WITH ACOUSTIC CEILING ABOVE
WINE GONDOLAS (2 SKEWS HIGH)
WINE WALL SHELVES (3 SKEWS HIGH) W/ SIGNAGE ABOVE. SHELVES ARE BACKLESS FOR DISPLAY BOTH SIDES
WINE TASTING ROOM(RENTABLE / TEACHING/EVENT SPACE)
GLAZED WALL BETWEEN STORE AND RETAIL AREA
TEMP.CONTROL WINE FRIDGE
SINK/ MILLWORK
MOVABLE TASTING/ DEMO TABLE
WINE SHELVING

Appendix – C

Government of Prince Edward Island Cabling Standards

(January 26, 2010)

Government of Prince Edward Island
Structured Cabling Standards January 26, 2010

Emerging technologies dictate that it is no longer allowable to simply integrate various manufacturers' components into a building's structured cabling. In order to guarantee network performance, a single manufacturer's "system" of matched components is required. Our standard is Belden IBDN System 4800, GigaFlex Category 6.

It is also paramount that all new or renovated construction utilizes the latest available technology, eliminating the need and costly process of network infrastructure replacement, in the future.

The following standards apply to all network cabling installations:

1. All installers shall be familiar with and follow these industry standard documents:

   ANSI/TIA/EIA-569-A (CSA T530)
   ANSI/TIA/EIA-607 (CSA T527)
   ANSI/TIA/EIA-568-B.1, B.2, B.2-1 & B.3
   ANSI/TIA/EIA-606A
   ANSI/TIA/EIA-862
   TSB-155, IEEE 802.3an

2. The entire system shall meet or exceed the current day Category 6 standard specifications, which includes four-pair, 23 gauge, copper cabling performance of 300 MHz. Only matched components from one manufacture`s system shall be used to provide an end -to-end solution. Provide complete system consisting of outlet boxes, cover plates, patch panels, patch cords, and cable, etc. The contractor shall verify that all system parts received meet specification, prior to installation.

3. 4-port angled face plates shall be for MDVO style jacks, with 3 ports used in each instance (2 data, 1 telephone). The upper ports are to be used for data terminations and the lower for voice, unless otherwise stated. The MDVO jacks in angled face plates are to be installed as designed by the manufacturer, which in this case has the printing inverted. This allows the release tab on the data cable to be facing upwards, making it easier to remove from the jack.

4. Each horizontal cable, data outlet, and patch panel port shall bear the same identifying number. The numbering scheme for the building data outlets shall be assigned in a logical, sequential manner. Numbering on the plates shall be viewable from both in front and above. A contractor must assign these jack numbers on the floor plans, prior to pulling in any cable.

5. Patch panels shall be Belden Category 6 Flex, for GigaFlex MDVO style jacks, for mounting in 19 inch floor mounted rack. Panels to be a matched components of the cabling system being installed; 24-port one rack unit high; 48-port two rack units high. Allow for 25% spares.

6. Patch cords shall be Category 6 Belden GigaFlex. Two patch cords required for each data line. Cable jacket and boots to match system color code:

"Green" jacket and boots for Belden/CDT GigaFlex System
"Blue or Grey" jacket and boots for Standard Cat5 UTP cable

a) Standard patch cord lengths are not to exceed 10 feet. Cords of up to 25' may be used temporarily if it can be shown that the total electrical length of the connection to the switch remains under 100 feet, until such time as additional runs can be installed.

7. Contractor to supply patch cords at both the main data rack and in the individual rooms. Number of patch cords required shall be determined by the number of data outlets shown on the Drawings. Patch cord length required in these amounts:

- 4 feet, 70% of total count.
- 7 feet, 25% of total count
- 10 feet, 5% of total count.

8. The installer shall be responsible for providing to IT Shared Services:

- A map of the data outlet numbering and cable pathways on a copy of the building floor plan(s)
- Test results for each channel with a Level IV meter, using the standard specifications for Category 6.

9. All cable terminations shall be installed and tested to the T-568A wiring standard.

10. The contractor shall guarantee that all aspects of their installation shall be free from defects, and shall warranty workmanship and materials for a period of one (1) year from the date of inspection and acceptance by the representative of Provincial Treasury, IT Shared Services. The contractor shall assume all costs associated with repair or replacement; any form of cable trauma will be considered a defect and shall require replacement.

11. Category 6 data cabling shall meet or exceed specifications for Category 6, be 4 pair, 23 AWG, with FT4 rated insulation. Accepted systems are color-coded to uniquely identify the individual system horizontal cabling. For cabling:

Green	Belden/CDT (Nordx) System (4812LX)
Blue	Standard Cat5 UTP cable
White	All telephone copper cable

Cabling for telephone shall be of Category 6 type (Belden 2412)

12. All Cat. 6 T-568A MDVO's shall bear the following colors for ease of identification, in the event of their usage:

Green	Belden/CDT (Nordx) Cat6 GigaFlex Data jacks
Blue	Regular Cat5 data jacks
White	Voice cable termination jacks GigaFlex
Black	Fax cable termination jacks GigaFlex

13. Patch panels shall only be mounted in IT Shared Services approved equipment racking device(s). This shall be in accordance with the attached Rack or Cabinet Package Documents. No substitutions.

14. Attachment of panels and devices to specified racks and cabinets shall use only 10-32 Robertson rack mounting screws; accepted - Middle Atlantic part # HS.

15. The Installer shall leave a minimum of 12" of excess UTP cable on the data outlet termination to facilitate future re-termination. The excess cable is to be stored in a sweeping "S" pattern; coils are not permitted.

16. The Installer shall leave a minimum of 3 meters of excess UTP cable on the patch panel end to facilitate future repositioning of panels on the rack unit. The excess cable is to be stored in a sweeping "S" pattern; coils are not permitted.

17. Where applicable, the rear outside of vertical cable management troughs shall be used to control cables attaching to the racking unit. This shall be in accordance with a document supplied to the installer, detailing the type and configuration of such device.

18. Where physical security is of concern, all network cables shall be enclosed in continuous conduit from the workstation outlet to the secure telecommunications room. The conduit shall be of sufficient size to meet the maximum forty (40) percent fill ratio and turn radius specifications.

19. Horizontal cabling shall be installed to the manufacturer's specifications, including but not limited to, the minimum bend radius. The contractor shall be responsible for proper bundling (with velcro wraps) and handing of all cables (with cable trays, Caddy Fasteners and/or "J" hooks) between the telecommunication closets and the workstation MDVOs, in common pathways (above corridors); the "home run" method is not permitted. Cable bundles should be supported at 2 foot intervals.

20. Each workstation outlet plate shall be configured with a minimum of 2 data drops plus telephone service if required. Data drops shall only be used to deliver data services and shall not be used for any other service to the workstation.

21. Installer shall be trained by the manufacturer of the cabling system being installed, following methods demonstrated in that training, and shall pocess a valid Certificate of Completion from the manufacturer, for the courses taken. Training must have been taken within the previous three (3) years, to be considered "valid". Certificates must be made available to the IT Shared Services representative for review, upon request.

22. Before deviating from these methods, contact a representative from the Department of Provincial Treasury IT Shared Services.

23. Belden IBDN System 4800 components include:

4812 005 1000	GigaFlex 4812, 4-pair, 23 AWG, CMR, Cat 6, Green, 1000 ft.
AX101070	CAT6+ Modular Jacks, for Data
AX101065	CAT6+ Modular Jacks, for Voice
AX101066	CAT6+ Modular Jacks, for Fax
AX350056	Belden GigaFlex PS6+ patch cables 4 feet, green
AX350057	Belden GigaFlex PS6+ patch cables 7 feet, green
AX350058	Belden GigaFlex PS6+ patch cables 10 feet, green
AX101456	Flex Patch Panel, 1U , 24-port, black
AX101458	Flex Patch Panel, 2U, 48-port, black
A0645269	MDVO Angled Entry Faceplate
AX101437	Interface Plate, Flush, 4-port, White

24.

Relay Rack Package Components PART: Description	Product Code/Ordering #	Manufacturer	Quantity per pkg
Relay Rack Package - no substitutions			
Relay rack with 2 vertical cable management, black	DRR-44 + 2 DRCC-44CAN	Middle Atlantic	1
Power strip for rack	PB-12-IS/6FTCRD	Electron Metal	1
Organizer Ring Panel Horizontal Cable Management	AO403977	Belden IBDN	6
Horizontal Cable Manager, 1U, Black	HCM-1D	Middle Atlantic	4
Rack Drawer, 3U	UD3	Middle Atlantic	1
Universal Rackshelf, 1U, frontmount	U1	Middle Atlantic	1
Vented Center mount shelf, 2U	U2MS	Middle Atlantic	2
Formed blank panel 1U, black	EB1	Middle Atlantic	4
Formed blank panel 2U, black	EB2	Middle Atlantic	6
Heavy Duty Sliding Shelf	SS	Middle Atlantic	1
10-32 Pan Head Rack mounting screws and washers	HS	Middle Atlantic	100
IEC Power Cord, 12 inch, 4 per pkg	IEC-12X4	Middle Atlantic	1
IEC Power Cord, 18 inch, 4 per pkg	IEC-18X4	Middle Atlantic	1
IEC Power Cord, 24 inch, 4 per pkg	IEC-24X4	Middle Atlantic	1
Velcro Roll, 75 feet	99-050-QT-1	Polygon	1
Cable Ties, 7 inch, bag of 100	TY-525-MX	Thomas & Betts	1

25. Acceptable Conduit Runs

- Achieve the best direct route (e.g., usually parallel to building lines) with no bend greater than 90 degrees or an aggregate of bends in excess of 180 degrees between pull points or pull boxes.
- No continuous sections longer than 30.5 m (100 ft).
- Be bonded to ground on one or both ends in accordance with national or local requirements.
- Withstand the environment to which they will be exposed.
- For runs that total more than 30.5 m (100 ft) in length, pull points or pull boxes should be inserted so that no segment between points/boxes exceeds the 30.5 m (100 ft) limit.
- Total conduit runs should be kept to 45.8 m (150 ft) or less (including the sections through pull boxes).

26. Conduit Capacity

Maximum conduit fill ratio is 40%.

27. Maximum Category 6 cable lengths apply to all horizontal distribution cables; from the Horizontal Cross-connect (patch panel) to the telecommunications outlet(workstation end), maximum cable length is 90 meters, (295 feet) including slack. BAS horizontal link lengths are also limited to 90 meters, independent of the media type.

28. Maximum fiber optic cable lengths are as follows:

As a general guideline in premises applications for backbone cabling, OM2, 50/125 µm; or OM3, laser optimized 50/125 µm optical multimode fiber is recommended for applications supported for these lengths and data rates. Single mode fiber may also be required for premises applications.

29. Fiber optic backbone requirements shall be supplied on a separate design document.