Memorandum

TO: Potential Bidders

FROM: Ian Harper

DATE: December 2, 2016

SUBJECT: Three Oaks Senior High School Renovations - TP #4, TP #5, TP #10, TP #11, TP #12 & TP #13 Tender Document Site

The tender documents for the following tenders have been uploaded onto the "TOSH_Tenders" FTP site.

- TP #4 – Interior Fit-up
- TP #5 – Hazardous Materials Abatement
- TP #10 – Fire Protection
- TP #11 – Plumbing and Heating
- TP #12 – Ventilation and Automatic Controls
- TP #13 - Electrical

Electronic copies of the bid documents may be accessed by using the following link:

http://tenders.apm.ca/TOSH_Tenders

The electronic copies of the bid documents have been made available for ease of reference. It is the sole responsibility of Bidders to verify that the electronic documents match the printed copies. In the event of a conflict, the information on the printed copies shall prevail, and will be the basis for the Trade Package Tenders. The Trade Contract Scopes of work are contained in the Volume 2 of 2 of the Specifications. These documents define the Division of work between the various Trade Packages, and form a part of the Bid Package. The Bid Documents are the property of William Chandler Architects and shall not be used for any other purpose other than bidding this project.

TP #4, TP #10, TP #11, TP #12 & TP #13

The Bid Package for the TP #4, TP #10, TP #11, TP #12 & TP #13 consists of the two specifications volumes, all of the 2016 drawings and any issued addenda. The cover page from the 2016 drawing package is attached to this memo for reference. The electronic information for the above noted Trade Contracts also includes a copy of the original school drawings. These drawings are not included in the printed sets, but are provided in electronic format for reference.

TP #5

The Bid Package for TP #5 consists of the two specifications volumes, the Original School Drawings and any issued addenda.

The 2016 drawing package is not included in the Bid documents for TP #5 - Hazardous Materials Abatement.

Bid Questions

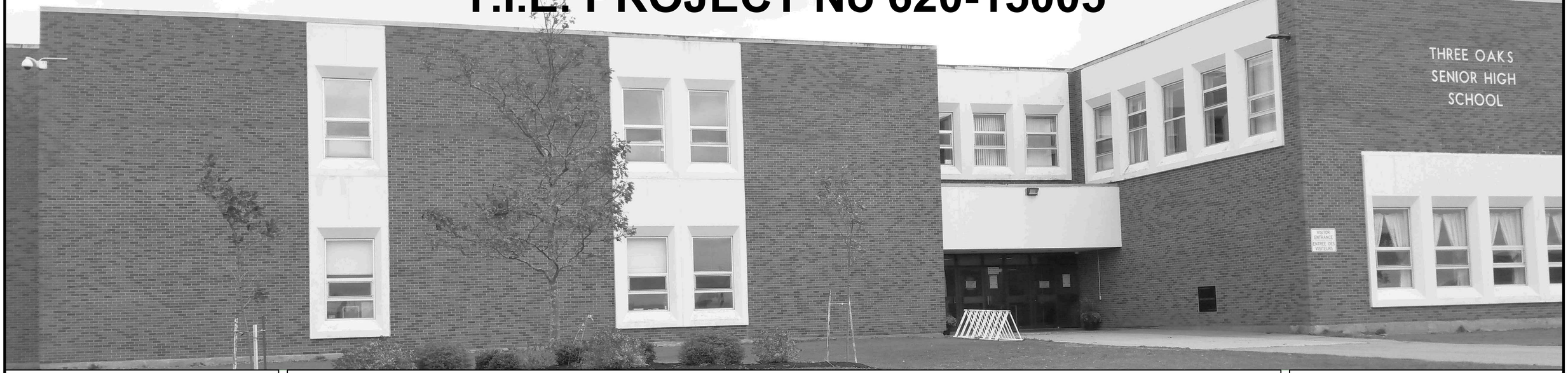
Hard copies of the drawings may be obtained at APM's Charlottetown Office located at 16 McCarville Street, in the West Royalty Industrial Park. A refundable deposit of $100 is required for each copy.

All bid questions should be directed to APM c/o iharper@APM.ca. I can be reached at (902) 569-8400 for any informal information requests. Please note that verbal or e-mailed discussions shall not be relied upon for contract purposes. The Trade Contracts shall be based on the printed Bid Documents and all addenda issued by the Architect.

Sincerely,
APM Construction Services Inc.

Ian Harper, VP of Engineering Services

Three Oaks Senior High School
RENOVATIONS
T.I.E. PROJECT No 620-15005



FIRM NAME

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BUILDING CODE DATA MATRIX

BUILDING CODE DATA

1. DESCRIPTION: RENOVATION/NEW CONSTRUCTION (NBC, PART 3).
2. OCCUPANCY: GROUP A-2, ASSEMBLY (NBC 3.2.2.24).
3. BUILDING AREA (NEW): 40.25 m² (NBC 1.4.1.2).

   BUILDING AREA (RENOVATED): 176530.44 m² (NBC 1.4.1.2).
4. NUMBER OF STOREYS (ABOVE GRADE): 2 (NBC 1.4.1.2).

   MEZZANINE: YES (72 m²).

   NUMBER OF STOREYS (BELOW GRADE): 0 (NBC 1.4.1.2).
5. BUILDING HEIGHT: 8.7m (AT HIGHEST).
6. NUMBER OF STREETS OR ACCESS ROUTES: 2 (NBC 3.2.2.10).
7. BUILDING CLASSIFICATION: GROUP A-2, UP TO 6 STOREYS ANY AREA, SPRINKLERED (NBC 3.2.2.24).
8. SPRINKLER SYSTEM: YES.
9. FIREWALLS: NO.
10. STANDPIPE: NO (NBC 3.2.5.8).
11. FIRE ALARM: YES (NBC 3.2.4.1).
12. EXIT LIGHTING: YES (NBC 3.4.5).
13. EMERGENCY LIGHTING: YES (NBC 3.2.7.3).
14. WATER SERVICE: YES (NBC 3.2.5.7).
15. CONSTRUCTION: NON-COMBUSTIBLE (NBC 3.2.2.24,2).
16. BARRIER-FREE: YES (EXCEPT MEZZANINE) (NBC 3.8).
17. FIRE RESISTANCE RATING:

    - MEZZANINE FLOOR : 1 HOUR.

    - MEZZANINE FLOOR AND SUPPORTING STRUCTURE : 1 HOUR.

    - UPPER FLOORS AND SUPPORTING STRUCTURE : 1 HOUR.

DRAWING INDEX

ID	SHEET TITLE	REVISIONS
COVER SHEET		
SITEWORKS		
SP1	EAST SITE PLAN	
SP2	WEST SITE PLAN	
STRUCTURAL		
S1	OVERALL FLOOR PLANS	
S2	PLANS SECTIONS AND DETAILS	
S3	FLOOR INFILL AND NEW RAMP	
S4	NEW FLOOR INFILLS AND BEAMS	
S5	EXISTING ELEVATOR RENOVATIONS	
S6	NEW SKYLIGHTS, RAMPS AND FLOOR INFILLS	
S7	SUSPENDED SLABS, NEW FLOOR AND OPENINGS	
S8	TYPICAL DETAILS	
ARCHITECTURAL		
A1	PARTIAL LEVEL 1A DEMOLITION PLAN	
A2	PARTIAL LEVEL 1B DEMOLITION PLAN	
A3	PARTIAL LEVEL 1C DEMOLITION PLAN	
A4	PARTIAL LEVEL 2A DEMOLITION PLAN	
A5	PARTIAL LEVEL 2B DEMOLITION PLAN	
A6	PARTIAL LEVEL 2C DEMOLITION PLAN	
A7	ELEVATIONS DEMO	
A8	FLOOR PLAN OVERALL	
A9	LEVEL 1A PARTIAL FLOOR PLAN	
A10	LEVEL 1B PARTIAL FLOOR PLAN	
A11	LEVEL 1C PARTIAL FLOOR PLAN	
A12	LEVEL 2A PARTIAL FLOOR PLAN	
A13	LEVEL 2B PARTIAL FLOOR PLAN	
A14	LEVEL 2C PARTIAL FLOOR PLAN	
A15	ELEVATIONS 1	
A16	ELEVATIONS 2	
A17	ROOF PLAN	

ID	SHEET TITLE	REVISIONS
A18	CROSS SECTIONS 1	
A19	CROSS SECTIONS 2	
A20	SECTIONS 1	
A21	SECTIONS 2	
A22	WASHROOMS 1	
A23	WASHROOMS 2	
A24	CHANGEROOM	
A25	MILLWORK 1	
A26	GENERAL SCIENCE	
A27	BIOLOGY LAB	
A28	CHEM LAB	
A29	PHYSICS LAB	
A30	LIBRARY	
A31	MUSIC LAYOUT	
A32	ADMIN AREA	
A33	ART ROOM	
A34	STAGE	
A35	CULINARY ARTS	
A36	KITCHEN LAYOUT	
A37	LEVEL 1A PARTIAL CEILING PLAN	
A38	LEVEL 1B PARTIAL CEILING PLAN	
A39	LEVEL 1C PARTIAL CEILING PLAN	
A40	LEVEL 2A PARTIAL CEILING PLAN	
A41	LEVEL 2B PARTIAL CEILING PLAN	
A42	LEVEL 2C PARTIAL CEILING PLAN	
A43	FIRE SEPARATION	
A44	DOOR SCHEDULE	
A45	FINISH SCHEDULE	
MECHANICAL		
M0	LEGEND AND GENERAL NOTES	
M1	LEVEL 1A SANITARY & STORM	
M2	LEVEL 1B SANITARY & STORM	
M3	LEVEL 1C SANITARY & STORM	

ID	SHEET TITLE	REVISIONS
M4	LEVEL 2A SANITARY & STORM	
M5	LEVEL 2B SANITARY & STORM	
M6	LEVEL 2C SANITARY & STORM	
M7	LEVEL 1A WATER PIPING	
M8	LEVEL 1B WATER PIPING	
M9	LEVEL 1C WATER PIPING	
M10	LEVEL 2A WATER PIPING	
M11	LEVEL 2B WATER PIPING	
M12	LEVEL 2C WATER PIPING	
M13	LEVEL 1A HEATING	
M14	LEVEL 1B HEATING	
M15	LEVEL 1C HEATING	
M16	LEVEL 2A HEATING	
M17	LEVEL 2B HEATING	
M18	LEVEL 2C HEATING	
M19	LEVEL 1A VENTILATION	
M20	LEVEL 1B VENTILATION	
M21	LEVEL 1C VENTILATION	
M22	LEVEL 2A VENTILATION	
M23	LEVEL 2B VENTILATION	
M24	LEVEL 2C VENTILATION	
M25	LEVEL 1A FIRE PROTECTION	
M26	LEVEL 1B FIRE PROTECTION	
M27	LEVEL 1C FIRE PROTECTION	
M28	LEVEL 2A FIRE PROTECTION	
M29	LEVEL 2B FIRE PROTECTION	
M30	LEVEL 2C FIRE PROTECTION	
M31	PROPANE SITE PLAN & SCHEMATIC	
M32	BOILER ROOM ENLARGEMENT PLAN & DETAILS	
M33	HEATING SYSTEM SCHEMATIC	
M34	STEAM HUMIDIFICATION SYSTEM SCHEMATICS	
M35	DETAILS AND SCHEMATICS	
M36	DETAILS AND SCHEMATICS	
M37	DETAILS AND SCHEMATICS	
M38	DETAILS AND SCHEMATICS	

ID	SHEET TITLE	REVISIONS
ELECTRICAL		
ED1	PARTIAL LEVEL 1A ELECTRICAL DEMO PLAN	
ED2	PARTIAL LEVEL 1B ELECTRICAL DEMO PLAN	
ED3	PARTIAL LEVEL 1C ELECTRICAL DEMO PLAN	
ED4	PARTIAL LEVEL 2A ELECTRICAL DEMO PLAN	
ED5	PARTIAL LEVEL 2B ELECTRICAL DEMO PLAN	
ED6	PARTIAL LEVEL 2C ELECTRICAL DEMO PLAN	
E1	ELECTRICAL SITE PLAN	
E2	ELECTRICAL SITE DETAILS	
E3	ELECTRICAL OVERALL PLAN	
E4	PARTIAL LEVEL 1A LIGHTING PLAN	
E5	PARTIAL LEVEL 1B LIGHTING PLAN	
E6	PARTIAL LEVEL 1C LIGHTING PLAN	
E7	PARTIAL LEVEL 2A LIGHTING PLAN	
E8	PARTIAL LEVEL 2B LIGHTING PLAN	
E9	PARTIAL LEVEL 2C LIGHTING PLAN	
E10	PARTIAL LEVEL 1A POWER & COMMUNICATIONS PLAN	
E11	PARTIAL LEVEL 1B POWER & COMMUNICATIONS PLAN	
E12	PARTIAL LEVEL 1C POWER & COMMUNICATIONS PLAN	
E13	PARTIAL LEVEL 2A POWER & COMMUNICATIONS PLAN	
E14	PARTIAL LEVEL 2B POWER & COMMUNICATIONS PLAN	
E15	PARTIAL LEVEL 2C POWER & COMMUNICATIONS PLAN	
E16	PARTIAL LEVEL 1A SYSTEMS PLAN	
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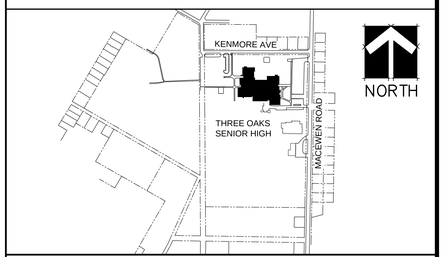
E20	PARTIAL LEVEL 2B SYSTEMS PLAN	
E21	PARTIAL LEVEL 2C SYSTEMS PLAN	
E22	ENLARGED KITCHEN AND CULINARY ARTS LAB PLANS	
E23	ELECTRICAL DETAILS	
E24	ELECTRICAL DETAILS AND RISERS	
E25	CCTV RISER DIAGRAM	
E26	PA RISER DIAGRAM SHEET #1	
E27	PA RISER DIAGRAM SHEET #2	
E28	FIRE ALARM RISER DIAGRAM	
E29	ELECTRICAL SCHEDULES	
E30	ELECTRICAL SERVICE SCHEMATIC	

PROJECT KEY PLAN



GENERAL PROJECT NOTES

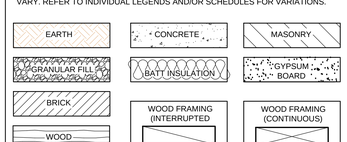
1. IN ADDITION TO THESE GENERAL NOTES, THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS FOR OTHER SPECIFIC INSTRUCTIONS AS THEY MAY AFFECT THE GENERAL CONSTRUCTION OF THIS PROJECT. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY WITH THE ARCHITECT AND OWNER ANY SUCH DISCREPANCIES PRIOR TO COMMENCING WORK.
2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED PERMITS SHALL BE ACQUIRED BEFORE COMMENCING ANY CONSTRUCTION.
3. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS IN GOOD CONDITION ON THE PREMISES AT ALL TIMES.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS AND OWNER.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED PRIOR TO CONTINUING WITH WORK IF ANY DISCREPANCIES OCCUR.
6. CONTRACTOR SHALL REFER AND CONFORM TO ALL RECOMMENDATIONS AND FINDINGS AS SET FORTH IN SOILS GEOLOGICAL REPORT. THE OWNER AND/OR ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS, OR FOR THE FINAL RECOMMENDATIONS, GRADING, TRENCHING, ETC. CONTACT OWNER FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINTED SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
8. MEANS, METHODS, SAFETY MEASURES AND TEMPORARY SERVICES REQUIRED DURING CONSTRUCTION SHALL BE AT THE SOLE EXPENSE AND THE RESPONSIBILITY OF THE CONTRACTOR.
9. ANY DETAILS OR NOTES REQUIRING FIELD VERIFICATION BY THE CONTRACTOR ARE TO BE DONE DURING THE BID PROCESS. DISCREPANCIES FOUND AFTER THE GENERAL CONTRACTOR IS SELECTED WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND CORRECTED AT HIS EXPENSE.

DRAWING ABBREVIATIONS

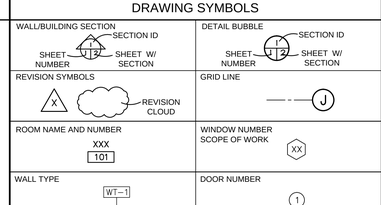
ABV	ABOVE	EA	EACH	MFG	MANUFACTURE(R)	RM	REVISED ROOM
AFF	ABOVE FINISHED FLOOR	EGB	EDGE BAND	MECH	MECHANICAL	RO	ROUGH OPENING
A/C	AIR CONDITIONING	ELEV	ELEVATION	MISC	MISCELLANEOUS	RND	ROUND
ARCH	ARCHITECTURAL	EQ	EQUAL	MM	MILLIMETERS		
@	AT	EQPT	EQUIPMENT	MULL	MULLION	SCH	SCHEDULE
		EXG	EXISTING			SECT	SECTION
BLK	BLOCK(ING)	EXP	EXPOSED	NIC	NOT IN CONTRACT	SHT	SHEET
BOT	BOTTOM	EXT	EXTERIOR	NOM.	NOMINAL	SIM	SIMILAR
BLDG	BUILDING	EG	EXTERIOR GRADE	NTS	NOT TO SCALE	SC	SOLID CORE
						SLD SUR	SOLID SURFACE
CLG	CEILING	FT ()	FEET, FOOT	OFF	OFFICE	SPEC	SPECIFICATION
CIRC	CIRCUIT	FIN	FINISHED	O.C.	ON CENTER(S)	SS	STAINLESS STEEL
CL	CENTERLINE	FL	FLOOR(ING)	OPNG	OPENING	STO	STORAGE
COL	COLUMN	FD	FLOOR DRAIN	OPH	OPPOSITE HAND	STR	STRUCTURAL
CONC	CONCRETE	FLUR	FLUORESCENT	OD	OUTSIDE DIMENSION	SUSP	SUSPENDED
CONST	CONSTRUCTION	FUR	FURRED(ING)				
CONT	CONTINUOUS			PNT	PAINT(ED)	TEL	TELEPHONE
CT	CURRENT TRANSFORMER	GYP BD	GYPSUM WALL BOARD	PLAM	PLASTIC LAMINATE	TYP	TYPICAL
CTR	COUNTER			PWD	PLYWOOD	THRU	THRU
		HDW	HARDWARE	PM	PROJECT MANAGER		
DTL	DETAIL	HDWH	HARDWOOD	POL	POLISHED	UNO	UNLESS NOTED OTHERWISE
DIA	DIAMETER	HVAC	HEATING/VENTILATION	PROJ	PROJECT		
DIM	DIMENSION		AIR CONDITIONING	PT RE	PRESSURE TREATED	VCT	VINYL COMPOSITION TILE
DN	DOWN						
DWR	DRAWER	IN (")	INCH	REFR	REFRIGERATOR	W/	WITH
DWG	DRAWING	ID	INSIDE DIMENSION	REM	REMOVE(D)/(ABLE)	W/O	WITHOUT
		INT	INTERIOR	REQD	REQUIRED	WD	WOOD
				RELS	RESILIENT	WDP	WD PARTNERS
				REV	REVISION(S)	WB	WOOD BASE

MATERIAL INDICATIONS

NOTE:
MATERIALS SHOWN ARE FOR WALL SECTIONS AND/OR LARGE SCALE DETAILS ONLY. MATERIAL PATTERNS FOR SMALL SCALE PLANS AND/OR ELEVATIONS MAY VARY. REFER TO INDIVIDUAL LEGENDS AND/OR SCHEDULES FOR VARIATIONS.



DRAWING SYMBOLS



CLIENT

P.E.I. DEPARTMENT OF TRANSPORTATION, INFRASTRUCTURE AND ENERGY

ON BEHALF OF

P.E.I. DEPARTMENT OF EDUCATION, EARLY LEARNING AND CULTURE