



Village of Fraser Lake Capital Construction Project Community Vehicle Garage

The Village of Fraser Lake Public Works Department has been approved to construct an equipment storage garage, located at 210 Tunasa Crescent, Fraser Lake BC.

Invitation to Tender:

The Village of Fraser Lake is seeking a qualified contractor to construct a wood framed single bay bus garage 16'X30' X 14' high. The construction will include a insulated concrete floating slab on grade. Framing will be 2"x6" walls and flat roof w/drains. Construction will be in accordance with the latest 2018 or equivalent BC building codes. This project will require a building permit. Inspections will be set by the building inspector. Specific details for the building are included on attached documents.

All tenders, material and service quotes are required to be in writing.

1. Supply and install all required materials
2. Removal and disposal of new construction waste and/or materials
3. Associated costs, including mileage, applicable taxes, and all applicable permits for construction as required by the *Local Govt. Act* and *The Community Charter*.
4. All quotes from licensed and certified Sub Trades that are deemed necessary for approved completion of building construction, as outlined in the construction directive Inspections and approvals for any or all work completed by sub trades will be in accordance with the appropriate licensed Inspectors and the responsibility of the Contractor. . EXCLUDING ONLY, the installation of rough in plumbing on grade for floor drain in concrete slab on grade and drain pit for drain water. Proper materials and compaction of Bus Garage base on grade, affiliated permits, materials, inspections and labour for aforesaid items, which will be provided by Village of Fraser Lake.

Inquiries can be made to the Village of Fraser Lake Municipal office Monday - Friday, during working hours 8:00 am. - 4:00 pm. Located at 210 Carrier Cres. Fraser Lake BC. 250.699.6257

Or by calling the Village Works Yard at 250.699.6562 from 7:30am- 4:00 pm. Monday –Friday.

A mandatory on-site walk-through will take place at the construction location located at 210 Tunasa Cres. on July 16, 2018 at 1:00 pm with interested parties and the Director of Public Works, Village of Fraser Lake. Interested parties that are not able to attend at this day and time, should contact Vern Hilman at his Office phone 250.699.6265, or Cellular phone 250-699-1265 or by email at vhilman@fraserlake.ca another time for a walk through. You may also contact Rod Holland at rjholland@fraserlake.ca phone (250) 699-6257. In fairness to parties that attend or have made alternate arrangements, any inquiries past this date will not be accepted.

Sealed bids may be submitted in person to the Village of Fraser Lake Village Office between the hours of 8:00 am and 4:00 pm Monday to Friday, mailed to – Village of Fraser Lake PO Box 430, 210 Carrier Cres. Fraser Lake, BC. V0J 1S0. If it is mailed, it **MUST** be deliverable to the Village Office no later than 12:00 pm July 30, 2018 attention: Rodney J. Holland, Chief Administrative Officer or emailed in PDF to - vhilman@fraserlake.ca and rjholland@fraserlake.ca no later than 12:00 pm July 30, 2018. Opening of sealed bids will take place in Council Chambers at the Municipal Office, 210 Carrier Crescent, Fraser Lake at 3:00 pm on the same day, July 30, 2018.



Village of Fraser Lake Capital Construction Project Community Vehicle Garage

The following information will outline contractual work for each trade discipline. The successful Contractor will be responsible for arranging and overseeing the completion of all pre-determined work and/or 'as built' submissions pre-approved of by Village of Fraser Lake Administration.

The Village Works Dept. responsibilities include the following:

- Contacting BC 1 Call for any underground utilities.
- Removal and disposal of site organics.
- Purchase and placement of all base materials
- Providing equipment operator(s) and equipment for installation and compaction of base material
- Supply equipment and operator for required trenching needed for services to building

CONSTRUCTION

All construction and items installed on or in slab on grade foundation, or building shall meet or exceed latest 2018 BC Building Code requirements.

- attached as well are detailed drawings on wall dimensions

CONCRETE FOUNDATION:

- see attached drawings for dimensions on concrete slab on grade
- concrete will have fiber mesh; 5% air entrainment with no more than a 5in. slump
- slab dimensions will be 16 ft. wide x 30ft length. See attached drawing for details and dimensions on rebar, etc. for slab-on-grade requirements
- 6 mil poly to be laid down as cover on top of R-11 Styrofoam insulated slab footprint
- concrete to be 2500 psi. fibre mesh; 5% air entrainment with no more than 5-inch slump
- ½" rebar to be spaced at 12" center
- all overlaps on rebar to be no less than 12"
- outside measurement on perimeter slab to be no less than 18" vertical, with no less than 16" horizontal measurement on bottom base of footing. Footing stirrup will angle at 45 degrees toward middle of slab for a minimum floor thickness of 4".
- ½" x 8" J bar anchors to be set vertically at 3 ft. Intervals to secure treated 2"x 6" bottom plate to slab
- Bottom plate to have 1/8" x 6" Styrofoam strip laid between plate and concrete slab
- Exterior of foundation wall will have 2in. blue Styrofoam insulation attached to top 2ft. of wall with a Hilti anchor, proper metal flashing will be installed on concrete to cover Styrofoam to prevent moisture infiltration between Styrofoam and concrete wall.
- Finished grade to slope away from building approx. 5%
- Floor will slope 1% from edge of side walls towards 5" h x 4 ¾" w x 20' L trench drain in middle of floor, running length ways in floor and connected to 4" pipe provided by Village of Fraser Lake Public Works Dept.

FRAMING (and Interior finishing)

- See attached drawings for dimensions on framing, roof and doors
- lumber for wall framing and construction purposes will be J grade quality
- 3/16in. x 5 ½in. fill gasket installed between top of concrete foundation wall and bottom treated wall plate.



Village of Fraser Lake Capital Construction Project Community Vehicle Garage

- bottom sill plate to be single treated ACQ. treated 2in. x 6in. Secured to concrete foundation with 1/2in. x 8in. J-bolts, nut and flat washer, that have been previously positioned at the proper intervals in concrete.
- all walls will be non-treated J grade, 2in. x 6in. x 14ft. (total height of wall, including top and bottom plates) construction @ 16in., o/c, framed according to construction requirements.
-
- Top plates to be double, non-treated, 2in. x 6in.
- Wall studding to have mid span 2in. x 6in. fire stop blocking installed between studs, with no span, within the studs, being greater than 10ft.
- Walls to be insulated with R-22 ROXULL
- All interior vapor barrier (walls and ceiling) conforming to CAN/CGSB-51.34-M86. (by Concord). Seams overlapped and sealed/caulked according to BC building code requirements
- Interior sheathing on walls to be 4ft. x 8ft. x 1/2in. OSB. Sheathing can be attached to wall studs with pneumatic nail gun, using 2 1/2in spiral nails. Spacing should be no more than 6in. apart on open portion of sheathing. Butt joints to be nailed with spacing no wider than 3in.
- A - There will be 1 – 36in. x 82in. metal exterior man doors w/metal expandable frames, installed on leading corner of building adjacent to overhead door. R/O's to be determined by door manufacturer specifications.
 - a) Man, Door will be double drilled with keyless **Schlage** Camelot Satin Nickle deadbolt and lever handle set installed for each door.
 - i) Norton **1601 (aluminum)** series or equivalent door closer (non- handed)
 - ii) 6" wide x 1/2" high Extruded Aluminum threshold
 - iii) Door Sweep Clear Adonized Alum w/3" brush
 - iv) It will be the responsibility of General Contractor to ensure that exterior man door is properly installed and all door seals and/or weather guards are in place.
- B - There will be 1 – 10ft. wide x 12ft. high insulated overhead door (no windows), installed
 - i) - overhead door will be able to be electronically opened with remote control for door being activated within vehicle
 - ii) It will be the responsibility of the General Contractor to ensure that overhead door is properly installed and all door seals and/or weather guards are in place, especially when the installation of door is sub-let.
- The engineered flat roof trusses will be strapped and cross strapped with 2in. x 4in. J grade lumber @ 16in. o/c. and cross strapped with 2in. x 4in. J grade lumber where butt joints of ceiling sheathing connect each other, to prevent possibility of sagging of ceiling material.
- Trusses to be secured to double wall top plate with hurricane hangers
- Trusses will be cross strapped with 2in. x 4in. j-grade lengths as approved of by building inspector.
- Ceiling to have 4ft. x 8ft. x 5/8in. OSB installed on strapping with appropriate tapered head wood screws. Spacing of screws should be no more than 6in. on open portion of sheathing. Butt joints should have screws spaced no more than 3in.
- Attic of building to have proper insulations stops installed on raised heel of trusses in order to accommodate 16 in. of blow in '**WEATHERGUARD' tm**. Insulation, or R-60 value
- All interior cladding will be cut to length 20-gauge metal, white in color. Mounted vertically on walls



Village of Fraser Lake Capital Construction Project Community Vehicle Garage

- Interior J channel and drip cap trim on man door and overhead door will be blue in color. All other trim, including electrical outlets, switches, base trim on bottom of cladding to match wall color. There will be no window(s) installed.
- Exposed fasteners to be #14 x 1 ¼" with gasket washer, white in color.
- Framing exterior to have ½" OSB sheathing installed on framing.
-
-
- OSB Sheathing to be wrapped with *INTERWRAP* breathable shield building wrap. With all seams overlapped and sealed according to BC building code specifications.
- Rigid Styrofoam insulation R-11 to be installed on walls, using a HD ribbed bugle head screw of appropriate length to hold Styrofoam to wall, so that it aligns with foundation insulation and extends horizontally into the soil, from base of slab on grade foundation, sloping away from foundation for 24" on a 5% down grade angle.
- Rigid Styrofoam to be strapped with 1" x 4" x 14' at 16" o/c and strapping screened at bottom to prevent insects from collecting behind Hardie Plank and allow air flow between Styrofoam and Hardie Plank
- Galvanized base flashing installed under treated sill plate and sill gasket so that flashing extends over foundation insulation with drip edge to prevent moisture leakage between foundation and ridged insulation.
- Hardie Plank Lap siding to match existing Village Office garage lap and color with white trim on corners, overhead and man door openings
- Distance between ground level and treated sill plate to be a minimum of 8" from ground level
- Ground cover material to be installed on top of horizontally installed insulation surface to slope away from building foundation approx. 5%
- Metal Fascia, white in colour w/white Pan head # 8 Fasteners
- White Vinyl soffit attached with #8 white pan head screws. Use white metal J trim for soffit installation track

ROOF

- Engineered truss with 2 ft overhang on all sides
- Engineered Flat roof design Truss with Suprema 180 torch on roofing, grey in colour with proper roof drainage. To meet all BC building code requirements

ELECTRICAL

- Supply and Installation of all required materials, panels or sub panels
- Removal and disposal of new construction material waste
- Associated costs, including mileage, applicable taxes and permits
- Notice for BC HYDRO materials that may be eligible for rebates
- Service to be brought in from adjacent garage electrical panel
- All interior fixtures to be moisture proof
- lighting to be LED
- 8 – Water tight 4' LED lights (ceiling) Part# RABFW4-LED60-B-4K-DIM
- 2 – Outdoor security lights Part# Cooper XTOR 3B 26 WATT BRONZE 5K UNV
- 2 – Exit/Emergency light combo units Part# BEG SLRM636LU OLRM 52R9W RM COMBO
- 1 – 7.5kw 240v unit heater Part# OAS 07500
- Wire for overhead door