



Request for Quotation

REC-2024-02

**Arena Fire Panel Replacement and
Life Safety Upgrades RFQ**

Jeff Johnston
Manager of Parks & Recreation

Town of Gananoque
30 King Street East
Gananoque, Ontario
K7G 1E9
613-382-2149 ext. 1127



REC-2024-02 – Arena Fire Panel Replacement and Life Safety Upgrades RFQ

INTRODUCTION:

The Corporation of the Town of Gananoque is soliciting quotations from Proponents who have the necessary qualifications and experience to provide professional project management and installation services for the replacement of the Lou Jeffries arena fire panel and the upgrade of life safety items as per stamped engineered drawings supplied by the Town.

INFORMATION TO PROPONENTS:

The deadline for submission is **May 16th, 2024 at 2:00 P.M.**

1. Submissions will be opened on **May 16th 2024**, immediately following the closing deadline.
2. A site visit (Tour of the Lou Jeffries Arena, 600 King St., Gananoque) is mandatory on **May 8th at 1:00 P.M.** All questions asked at the site visit/meeting must be put in writing and submitted to the Town and the response from the Town will be sent to all Proponents as an Addendum.
3. The **Town Contact** is Robert Kennedy. All questions regarding this RFQ must be submitted in writing and by email to Robert Kennedy, Superintendent of Parks and Facilities facilities@gananoque.ca . The deadline to submit questions is **May 10th by 4:00 P.M.**
4. The submission must meet all required specifications as outlined in this RFQ under **Appendix A – RFQ Particulars**. All submissions must include: **Appendix B – References of Similar Work**, must include submission of quotation amounts by completion of **Appendix C – Quotation Form**, and complete **Appendix D - Quotation Contact and Authorization Form**. The Proponent's signature submitted on **Appendix D – Quotation Contact and Authorization Form** indicates acceptance of **Appendix A – Deliverables and Scope of Services and Terms and Conditions** as set out herein.
5. Interested and qualified Proponents must submit their quotations on Biddingo (www.biddingo.com) or by mailing or delivering in a sealed envelope to the Town of Gananoque, Town Hall Building located at 30 King Street East, Gananoque, Ontario, K7G 1E9. Addressed to attention CAO & Treasurer, Melanie Kirkby marked “**Lou Jeffries Arena Fire Panel Replacement and Life Safety Upgrades RFQ REC-2024-02**”, no later than **May 16th, 2024 at 2:00 P.M.**
6. The Town may choose to issue addenda to provide clarification or additional information during the quotation process. Addenda will be uploaded to Biddingo and the Town’s website at www.gananoque.ca and sent via email upon request. All addendums must be confirmed and signed off that they were read.
7. Submissions received will be held in strict confidence until after the closing date and time.



REC-2024-02 – Arena Fire Panel Replacement and Life Safety Upgrades RFQ

8. Quotations will be evaluated based on the Proponent's answers as submitted in the **Appendix C – Quotation Form**. Subject to the RFQ Terms, the top-ranked Proponent as established in the evaluation process may be selected to enter into an agreement for the provision of the Deliverables.
9. Proponents must declare that their quotation is not made in connection with any other Proponent submitting a Quotation for the same RFQ and is in all respects fair and without collusion or fraud. The Proponent must declare that there is no conflict of interest. In order to ensure fairness, The Town reserves the right to disqualify, at any time and at its sole discretion, any Proponent engaging in lobbying in connection with a competitive bidding process. The Town may disqualify a Proponent at any time in the procurement process, including after the selection process, if The Town determines it may give unfair advantage to one Proponent relative to others. Lobbying may include: verbal or written communication with or to any Town staff or Council member other than those identified as contacts in the Quotation; verbal or written communication with any expert or advisor assisting in the evaluation selection process; any communication with the Quotation evaluation or selection team other than those identified as contacts within the Quotation; direct or indirect requests by the Proponent to any person, organization or group to provide written or verbal expression of support not required by the competitive bidding process.
10. The Town will not be liable to reimburse any Proponent for any costs associated in developing a quotation submission, attending meetings, demonstrations, legal services or any other service that may be required in the bid submission process.
11. A submission may be withdrawn at any time prior to the deadline, by sending an email to the Town CAO & Treasurer, mkirkby@gananoque.ca from the firm's senior official authorizing the withdrawal. The Town will verify the withdrawal in writing to the firm's senior official. There shall be no withdrawals following the closing deadline.
12. The selected Proponent will be expected to enter into the agreement within the timeframe specified in this RFQ. Failure to do so may result in the disqualification of the Proponent and the selection of another Proponent or the cancellation of the RFQ process.

GENERAL

The RFQ will adhere to the dates as identified on the **INFORMATION TO PROPONENTS** section, unless the Town elects to alter the dates, in which event the Proponents shall be notified of the change.

The following **Terms and Conditions** section will apply to this RFQ. Proponents' submission of a quotation in response to this RFQ indicates acceptance of all the terms that follow and that are included in any addenda issued by the Town. Provisions in the



REC-2024-02 – Arena Fire Panel Replacement and Life Safety Upgrades RFQ

quotations that contradict any of the terms of this RFQ will be treated as if not written and do not exist.

DESCRIPTION OF PROCUREMENT PROCESS

The Town reserves the right to:

1. Supplement, add to, delete from or change this solicitation document;
2. Reject any or all Quotations or information received pursuant to this RFQ;
3. Cancel this RFQ at any time, with or without the substitution of another RFQ;
4. Request additional data or information after the submittal date, if such data or information is considered pertinent to aid the review and selection process;
5. Conduct investigations with respect to the qualifications and experience of each Proponent. This includes investigating references that may not be listed in the quotation;
6. Take any action affecting the RFQ or the services subject to this RFQ that would be in the best interests of the Town.

QUESTIONS CONCERNING REQUEST FOR QUOTATION (RFQ)

1. Only questions received by the Town in writing will be acknowledged. All correspondence shall be sent to the Contact for this RFQ as outlined on the **INFORMATION TO PROPONENTS**.
2. No interpretation or clarification of the meaning of any part of this RFQ will be made orally to any Proponent.
3. If any Proponent has questions concerning the proposed project, finds discrepancies or omissions in the solicitation document or otherwise requires clarification, such matters should be submitted in writing to the Contact of Quotation named on the **INFORMATION TO PROPONENTS** by **May 10th before 4:00 P.M.** in order that Town staff may have sufficient time to respond. All questions must be submitted with the email subject line; Question(s) REC-2024-02. The Town cannot guarantee a response to any questions received after this deadline. The Town reserves the right to extend the deadline for questions if required.
4. Copies of all questions and answers, and any addenda to supplement the RFQ document, will be available through Biddingo and also on our Town website www.gananogue.ca by **May 14th, 2024 at 4:30 P.M.** Only formal written responses to properly submitted questions will be binding on the Town. Any such clarifications or addenda shall become part of this Quotation.
5. All inquiries and other communications throughout the RFQ period are to be directed **ONLY** to the municipal contact named in the **INFORMATION TO PROPONENTS**. Proponents must not attempt to communicate directly or indirectly with any employee, Proponent, elected official or other representative of the Town.



REC-2024-02 – Arena Fire Panel Replacement and Life Safety Upgrades RFQ

Non-compliance with this condition during the RFQ period may (for that reason alone) result in disqualification of a quotation.

TERMS AND CONDITIONS

The following terms and conditions are deemed to be accepted by all persons submitting a quotation in response to this RFQ, and are deemed incorporated into every agreement resulting from this RFQ:

1. Proponents are solely responsible for their own expenses in preparing a quotation and for subsequent interviews and negotiations with the Town, if any. If the Town elects to reject any or all quotations, the Town will not be liable to any Proponent for any claims, whether for costs or damages incurred by the Proponent in preparing the quotation, loss of anticipated profit in connection with any final agreement, or any other matter whatsoever.
2. The Proponent, by submitting a proposal, agrees that it will not claim damages for whatever reason, relating to the agreement or in respect of the competitive process, and the Proponent, by submitting a proposal, waives any claim for loss of profits if no agreement is made with the Proponent.
3. Each Proponent is deemed to expressly declare and warrant in the quotation that:
 - a. The prices in this quotation have been arrived at independently from those of any other Proponent.
 - b. The prices in this Quotation have not been knowingly disclosed by the Proponent and will not knowingly be disclosed by the Proponent prior to award, directly or indirectly, to any other Proponent or competitor.
 - c. No attempt has been made, nor will be made, to induce any other person to submit or not to submit a quotation for the purpose of restricting competition.
 - d. This quotation is in all respects fair and without collusion or fraud
 - e. The Proponent is competent to perform the work as described in this RFQ, and has the necessary qualifications, knowledge, skill and experience to perform the work.
4. This RFQ shall not be construed as an agreement to purchase goods or services. The Town is not bound to enter into an agreement with the Proponent who submits the highest rate of return quotation, or with any Proponent. Quotations will be assessed in light of the evaluation criteria. The Town will be under no obligation to receive further information, whether written or oral, from any Proponent.
5. Notice in writing to a Proponent that it has been identified as the successful Proponent and the subsequent full execution of a written agreement will constitute an agreement for the services, and no Proponent will acquire any legal or equitable rights or privileges relative to the services until the occurrence of both events.



REC-2024-02 – Arena Fire Panel Replacement and Life Safety Upgrades RFQ

6. Upon selection of the finalist, the Town may, if necessary, begin scope clarifications, draft agreement revisions, and final price negotiations in order to comply with the budget set out for this activity (if any). Should the negotiations fail to result in an executed agreement with the preferred Proponent, the Town of Gananoque may, in its sole discretion, elect to terminate negotiations with the preferred Proponent and begin negotiations with the second most preferred Proponent (and so on) or cancel the procurement process entirely.
7. By submission of a quotation, the Proponent agrees that should its quotation be successful, the Proponent will enter into an agreement with the Town that includes, at a minimum and without limitation; the clauses set out in the **TERMS AND CONDITIONS** of this RFQ.
8. Any quotation must remain open for acceptance for a period of not less than 90 days after the closing date of the RFQ. After the RFQ closing date, no amendments to the quotation will be accepted. However, during the evaluation, the Town may require clarification from or conduct interviews with Proponents.
9. Any selected Proponent shall be required to provide Commercial General Liability Insurance, in an amount no less than \$5,000,000. The Town shall be named as an additional insured on all policies of insurance and the successful Proponent shall provide proof of insurance as required. Maintain and keep in force during the term of the agreement, automobile and non-owned automobile insurance on all vehicles used in connection with the work under this agreement. Such insurance is to carry the minimum limit of \$5,000,000.
10. WSIB coverage shall be provided as required. A WSIB Clearance Certificate will be required and a certificate provided to the Town upon signing an Agreement to hire. If the Proponent is considered an Independent Operator (will not employ any workers), documentation from WSIB, to that effect, should be provided to the Town. WSIB can be contacted at 1-800-387-0750 for an Independent Operator Determination.
11. The Proponent agrees to abide by all laws, rules, regulations, by-laws, legal requirements and codes covering the class or character of the work to be executed including but not limited to Workers Compensation, Employment Insurance, Fair Wage Program, as applicable and to pay all costs in connection with same. The Proponent is required to obtain all applicable permits associated with the works.
12. Standard for Customer Service (ASCS) and the Integrated Accessibility Standards Regulation (IASR) requires all Proponents and their employees who provide goods, services or facilities on behalf of the Town of Gananoque receive training on these standards and on the Human Rights Code as they pertain to persons with disabilities. Proponents must keep records of all training, including dates when training was provided, the number of employees who received training and individual training records for their business. Proponents are required to make this information available to the Town and/or the Province upon request.



REC-2024-02 – Arena Fire Panel Replacement and Life Safety Upgrades RFQ

13. Persons employed on the work must be fully qualified to perform the work required. The Proponent will comply with the provisions of the Ontario Contractors Hours and Wages Act, the Construction Lien Act (1999), Employment Standards Act and the Ontario Health and Safety Act. The Proponent shall comply with Ontario Regulation 644/88 – Workplace Hazardous Information System (WHMIS) wherever and whenever controlled products are used within the scope and duration of this agreement. Proponents working on the Town property in any capacity are responsible that their employees work in strict accordance with the Occupational Health and Safety Act and all its pertaining regulations. Failure to comply with the Act and regulations made under the Act will be deemed to be failure to comply with the terms of the agreement. The Town may, without further authorization or authority, take all or part of the work out of the Proponent's hands as described in the general Conditions.
14. If, in the absolute discretion of the Town, the Proponent is not performing work in a suitable manner and in accordance with the terms of this Agreement, or where the Proponent becomes bankrupt or insolvent, delays commencing or diligently executing the work, abandons the work or has otherwise failed to perform any of the provisions of the agreement, the Town may, without previous notice and without process or suit of law, take the work out of the hands of the Proponent within 20 days written notice and have it completed by whatever means are considered necessary. In addition to any other remedy available in law or equity, the Town may use all monies due on the agreement to complete the work.
15. The Proponent shall provide adequate protection, to the satisfaction of Town representatives to ensure property, work and any other areas are secure from damages, theft or vandalism and that there are adequate public safety measures in place at work sites.
16. The acceptance and award of this RFQ will be subject to the approval of the Council for the Corporation of the Town of Gananoque.



REC-2024-02 – Arena Fire Panel Replacement and Life Safety Upgrades RFQ

APPENDIX A – RFQ PARTICULARS

DELIVERABLES AND SCOPE OF SERVICES

The Town will hire a proponent for the replacement of the fire panel at the Lou Jeffries Arena along with the upgrades to the life safety equipment as per the engineered stamped drawings supplied.

The proponent is responsible to verify and measure all specifications in accordance with the supplied Engineered stamped drawings.

The proponent is responsible for all contractors.

The proponent and the Town will agree upon the electrical contractor that will be utilized on this project.

The proponent is responsible for all necessary permits.

The proponent is responsible to abide by all federal, provincial and municipal laws and their governing bodies to ensure the project meets and if possible exceed all guidelines and policies that are mandated i.e. Building Code, ESA

The proponent is responsible for repairing any damage incurred to the Lou Jeffries arena during the installation and upgrades.

The proponent is required to have a good working relationship with Town employees and maintain a high level of professionalism and respect for Town property and facilities.

The proponent must execute all services work according to high standards of safety and professional quality work in accordance with the **Appendix A – Scope of Services** section as well as any directions provided by the Town and its staff.

All work must occur between June 1st, 2024 and be completed and invoiced by **September 30th, 2024**.

The most recent engineering report and drawings will be supplied as Appendix E.



REC-2024-02 – Arena Fire Panel Replacement and Life Safety Upgrades RFQ

APPENDIX B – REFERENCES EXPERIENCE OF SIMILAR WORK

Indicate experience of construction services provided within the last five (5) years similar to the scope of work identified in this RFQ. Provide at minimum three references of similar work completed. Quotations shall describe each similar project, outlining information pertaining to the scope of work and similarities to the proposed work. (Please use the sheet below or other preferred presentation method)

Contact information for a representative of the company/individual of each reference should be included and will include the representative's name, phone number and email address.

Note: If the Town is unable to obtain timely reference information from an identified company/individual, the reference will be considered unresponsive.

Project Description (Include company that hired you, Date completed, what was completed)	Name and Address	Contact Reference: Phone/Email

Pursuant to Section 29(1(a) of the Municipal Freedom of Information Act,

I _____, authorize the Corporation of the Town of Gananoque to contact any person(s)/companies for the purpose of obtaining reference information.



REC-2024-02 – Arena Fire Panel Replacement and Life Safety Upgrades RFQ

APPENDIX C – QUOTATION FORM

Form of Quotation - BID

Please provide your quotation amount here for the **Lou Jeffries Arena Fire Panel Replacement and Life Safety Upgrades** including; all labour, materials and installation including all sub-contractors and permits.

Part A			
ITEM	DESCRIPTION		TOTAL PRICE
1	Supply Labour and materials for all work (According to Scope of Services) – All work completed No later than September 30th, 2024 . Include all permits.		\$
		Sub-Total	\$
		HST (13%)	\$
		Part A - TOTAL	\$

Additional Fuel, Transportation, or other Fees/Charges: _____

Note: if not applicable state this, do not leave blank. Indicate if these charges are per visit or how they apply. The Town would prefer all charges to be included in the above bid summary “Total Price” line. However, if there are charges that are required to be listed separate, please clearly indicate what the charges are for and how they are to be submitted.



REC-2024-02 – Arena Fire Panel Replacement and Life Safety Upgrades RFQ

SUB-CONTRACTORS

Are there any sub-contractors being used	Yes <input data-bbox="756 422 854 499" type="checkbox"/>	No <input data-bbox="1224 422 1321 499" type="checkbox"/>
If yes. Please identify: Include name, phone.		



REC-2024-02 – Arena Fire Panel Replacement and Life Safety Upgrades RFQ

APPENDIX D - QUOTATION CONTACT & AUTHORIZATION FORM

Proponent Quotation Submission Information and Authorization Signature

<p>Please fill out the following form, naming one person to be the contact for this RFQ response and for any clarifications or communication that might be necessary.</p>	
Full Legal Name of the Business	
Full Name/Title of Company Signing Authority Representative (As signed below)	
Any Other Relevant Name under which the Proponent Carries on Business:	
Street Address:	
City, Province:	
Postal Code:	
Phone:	
Company Website (if any):	
Proponent Contact Email:	

I/We _____ the undersigned, have carefully examined this entire RFQ document and am fully informed as to The Town's **Terms and Conditions**, requirements and obligations. I/We hereby submit our quotation as completed in **Appendix C (Quotation Pricing Form)** and **Appendix D (Quotation Contact & Authorization Form)**

Dated at _____ this ____ day of _____, 2024.

Print Name: _____

Signature: _____



REC-2024-02 – Arena Fire Panel Replacement and Life Safety Upgrades RFQ

ADDENDA:

<p>The Proponent is required to confirm by checking the box that it has received all addenda and further is required to list below all the addenda numbers or, if no addenda were issued, "None":</p> <p>_____</p>	<input data-bbox="1321 474 1417 575" type="checkbox"/>
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SPECIFICATIONS:

GENERAL:

SUPPLY ALL LABOUR, EQUIPMENT AND MATERIALS NECESSARY TO INSTALL COMPLETE AND OPERATIONAL, THE ELECTRICAL SYSTEMS HEREIN AND SHOWN ON THE DRAWINGS.

WHERE THE TERM "PROVIDE" IS USED IT SHALL BE UNDERSTOOD TO INCLUDE LABOUR, MATERIALS AND SERVICES NECESSARY TO SUPPLY AND INSTALL ITEMS OR WORK REFERRED TO.

DRAWINGS AND SPECIFICATIONS:

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE FOR A COMPLETE AND OPERATIONAL ELECTRICAL INSTALLATION. THE RESPONSIBILITY FOR SUPPLYING AND INSTALLING MATERIALS ESSENTIAL TO ACHIEVE THIS SHALL BE PART OF THIS SECTION, EXCEPT WHERE SPECIFICALLY NOTED THAT SUCH OR MATERIALS IS NOT INCLUDED.

CODES AND STANDARDS:

ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE ONTARIO BUILDING CODE CURRENT REVISION (REFERRED TO AS OBC HEREAFTER) AND THE CURRENT VERSION OF THE ONTARIO ELECTRICAL SAFETY CODE INCLUDING ALL AMENDMENTS AND RELEVANT BULLETINS (REFERRED TO AS OESC HEREAFTER).

PERMITS, FEES AND INSPECTIONS:

THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ELECTRICAL INSPECTION CERTIFICATE FOR WORK. THE ELECTRICAL CONTRACTOR SHALL INFORM THE GREER GALLOWAY GROUP (GGG HEREAFTER) OF ANY DEFICIENCIES FOUND BY ESA.

A COPY OF THE ELECTRICAL INSPECTION CERTIFICATE SHALL BE FORWARDED TO THE GREER GALLOWAY GROUP UPON COMPLETION OF THE WORK.

MATERIALS:

ALL MATERIALS SUPPLIED SHALL BE NEW AND SHALL CONFORM IN ALL RESPECTS TO THE DRAWINGS AND SPECIFICATIONS. SUPPLIED MATERIAL SHALL ALSO BE CSA OR ULC APPROVED.

GUARANTEES:

GUARANTEE ALL WORK FOR ONE YEAR FOLLOWING THE DAY OF FINAL ACCEPTANCE BY THE OWNER. THIS GUARANTEE SHALL INCLUDE WORK AND MATERIALS FOR ALL PROBLEMS RESULTING FROM IMPROPER INSTALLATION OR EQUIPMENT FAILURE OR DEFECTS.

PROTECTION AND REPAIR:

TAKE ALL NECESSARY PROVISIONS TO ENSURE THE SAFETY OF OCCUPANTS AND PERSONNEL. PROTECT FINISHED AND UNFINISHED WORK FROM DAMAGE RESULTING FROM ON-GOING WORK. PROVIDE FULL DUST PROTECTION AND KEEP EQUIPMENT DRY AND CLEAN AT ALL TIMES. PROTECT EXISTING SERVICES NOT INCLUDED IN SCOPE OF WORK. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT NO COST TO THE OWNER, ANY DAMAGES TO SURFACES AND FINISHES CAUSED DIRECTLY OR INDIRECTLY AS A RESULT OF HIS WORK.

CUTTING AND PATCHING:

GET WRITTEN APPROVAL FROM THE OWNER FOR ANY REQUIRED CUTTING. COORDINATE WITH GENERAL CONTRACTOR TO PERFORM ALL CUTTING/CORE DRILLING AND PATCHING FOR ELECTRICAL INSTALLATIONS.

CLEAN UP:

AT THE END OF EACH DAY, PERFORM REGULAR CLEAN UP TASKS AND REMOVE ALL TOOLS, EQUIPMENT, ETC. TO ENSURE CLEANLINESS OF PREMISES.

SHOP DRAWINGS:

PRIOR TO DELIVERY OF ANY PRODUCTS TO THE SITE AND ADEQUATELY IN ADVANCE TO PERMIT SUFFICIENT TIME FOR CHECKING, SUBMIT SHOP DRAWINGS FOR REVIEW OF REQUIREMENTS AS SPECIFIED IN THIS DIVISION.

SHOP DRAWINGS SHALL BE SUBMITTED FOR THE FOLLOWING LIST OF MATERIAL. GGG RESERVES THE RIGHT TO REQUIRE SUBMISSION OF SHOP DRAWINGS FOR ADDITIONAL MATERIAL NOT LISTED BELOW. ONLY SHOP DRAWINGS LISTED OR REQUESTED WILL BE REVIEWED BY GGG.

- FIRE ALARM CONTROL PANEL AND DEVICES
- CIRCUIT BREAKERS
- FIRE ALARM BATTERY SYSTEM
- EXIT SIGNS
- EMERGENCY LIGHTING

MANUFACTURE OF PRODUCTS SHALL CONFORM TO REVIEWED SHOP DRAWINGS.

KEEP ONE COMPLETE SET OF REVIEWED SHOP DRAWINGS AT THE JOB SITE DURING CONSTRUCTION.

CLOSE OUT DOCUMENTATION:

SUBMIT ONE COPY OF THE ELECTRICAL INSPECTION CERTIFICATE TO THE GREER GALLOWAY GROUP.

SUBMIT THREE (3) COPIES OF ELECTRICAL OPERATING AND MAINTENANCE MANUALS AT CONCLUSION OF WORK. MANUALS SHALL BE ASSEMBLED IN HARD COVERED 3-RING BINDERS AND SHALL INCLUDE THE FOLLOWING:

STATEMENT OF WARRANTY
REVIEWED SHOP DRAWINGS

INSTALLATION AND MAINTENANCE INFORMATION FOR ALL EQUIPMENT, INCLUDING NAMES AND ADDRESSES OF NEAREST SUPPLIERS.

ELECTRICAL INSPECTION CERTIFICATE
FIRE ALARM CERTIFICATE OF VERIFICATION

PROVIDE TWO (2) SETS OF DRAWINGS PRINTED ON WHITE PAPER, CAREFULLY MARKED UP IN RED PEN TO SHOW ALL ACTUAL DEVIATIONS FROM WORKING DRAWINGS. INDICATE ACTUAL LOCATION AND CIRCUIT NUMBERS FOR ALL DEVICES.

SITE EXAMINATION:

EXAMINE THE SITE OF WORK AND BECOME FAMILIAR WITH ALL STRUCTURES AFFECTING THIS WORK. REPORT TO THE ENGINEER ANY UNSATISFACTORY CONDITIONS WHICH MAY AFFECT PROPER COMPLETION OF THIS WORK.

NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR EXTRA WORK DUE TO EXISTING CONDITIONS, WHICH SUCH EXAMINATION WOULD REVEAL.

WIRING METHODS:

ALL WIRING SHALL BE COPPER UNLESS INDICATED OTHERWISE.

ALL WIRING SHALL BE CONTAINED IN CONDUIT OR ARMoured CABLE UNLESS OTHERWISE INDICATED.

MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG.

TYPE AC-90 SHALL BE USED FOR RUN-OUTS TO FIXTURES AND CONCEALED IN WALLS. WHERE USED IN WALLS THE MAXIMUM HORIZONTAL LENGTH SHALL BE 6M.

TYPE TECK-90 FLEXIBLE ARMoured ABLE TO CSA NO. 131.

TYPE R90 SINGLE CONDUCTOR TO CSA 22.2 NO.38. PROVIDE SEPARATE

CODE SIZED INSULATED GROUND CONDUCTOR FOR CIRCUITS RUN IN CONDUIT.

BRANCH CIRCUIT WIRE SIZES INDICATED ON ANY EQUIPMENT SCHEDULES ARE RATED ON 90°C. WHERE EQUIPMENT IS MARKED WITH A MAXIMUM CONDUCTOR TERMINATION TEMPERATURE, REVISE WIRE SIZE AS PER 4-006 OF OESC.

WIRING PENETRATING ANY HORIZONTAL OR VERTICAL ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.

ELECTRICAL BOXES SERVING PENETRATIONS ON OPPOSITE SIDES OF A VERTICAL OR HORIZONTAL ASSEMBLY REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL NOT SHARE A COMMON STUD BAY.

CONDUITS OR CABLES SHALL BE TIGHTLY FITTED AND FIRE STOPPED WHERE NECESSARY TO MAINTAIN FIRE RATING.

PROVIDE GROUND WIRE IN ALL CONDUITS IN CONCRETE SLABS AND IN ALL BURIED CONDUITS AS REQUIRED BY CODE.

AC-90 SHALL NOT BE USED TO DAISY CHAIN FIXTURES TOGETHER UNLESS THEY ARE LESS THAN 8' APART AND IN THAT INSTANCE, THE AC-90 SHALL BE SECURED TO THE BUILDING STRUCTURE BETWEEN FIXTURES.

GROUNDING/BONDING:

PROVIDE GROUNDING AND BONDING IN ACCORDANCE WITH SECTION 10 OF THE ONTARIO ELECTRICAL SAFETY CODE - CURRENT REVISION. BONDING CONDUCTORS SHALL BE SIZED AS PER TABLE 16 OF THE ONTARIO ELECTRICAL SAFETY CODE.

WHERE NECESSARY, COORDINATE GROUNDING REQUIREMENTS WITH LOCAL AUTHORITIES.

EQUIPMENT LOCATIONS:

CONSULT WITH THE OWNER AND ALL OTHER SUBTRADES INVOLVED TO CONFIRM THE LOCATIONS OF THE VARIOUS OUTLETS AND EQUIPMENT AND COOPERATE FULLY TO ENSURE THAT NO CONFLICT ARISES DURING THE INSTALLATION.

PLYWOOD BACKBOARD:

PROVIDE PLYWOOD BACKBOARD TO MOUNT ALL SURFACE MOUNTED ELECTRICAL DISTRIBUTION, SYSTEMS AS INDICATED ON THE DRAWINGS. PLYWOOD SHALL BE ¾"(21MM) THICK, PAINTED WITH TWO (2) COATS OF FIRE RETARDANT PAINT. PROVIDE ALL SUCH BACKBOARDS C/W NON-COMBUSTIBLE SHEATH (16MM DRYWALL) IN COMBUSTIBLE CONSTRUCTION WHERE REQUIRED BY CODE.

FIRE ALARM:

ADDRESSABLE FIRE ALARM, SUFFICIENT ZONES PER ZONE SCHEDULE. INCLUDE SPARE ZONES AS INDICATED IN ZONE SCHEDULE.

1. THE INSTALLATION WILL BE PERFORMED AS PER CAN/ULC S524 "THE STANDARD FOR THE INSTALLATION OF FIRE ALARM SYSTEMS", AND ALL RELEVANT CODE INCLUDING THE ONTARIO ELECTRICAL SAFETY CODE SECTION 32. AND ONTARIO BUILDING CODE (OBC).
2. THE SYSTEM WILL BE VERIFIED AS PER CAN/ULC-537 "THE STANDARD FOR THE VERIFICATION OF FIRE ALARM SYSTEMS" AS REQUIRED BY OBC.
3. UPON COMPLETION OF THE VERIFICATION PROVIDE TO THE ENGINEER AND OWNER COPY OF INSPECTION TECHNICIAN'S REPORT, CERTIFICATE OF VERIFICATION, AND E-SAFE INSPECTION REPORT.

SYSTEM TO BE CONNECTED TO A CENTRAL MONITORING STATION COMPLIANT WITH CAN/ULC-S561

FIRE ALARM CABLE SHALL MEET CSA C22.2 NO.208. WIRING SHALL BE INSTALLED IN TOTALLY ENCLOSED METAL RACEWAY WHERE EXPOSED AND FAS/LVT SECUREX WITH METAL ARMOUR OR SHEATH FOR CONCEALED AREAS. WIRING TO BE SIZED PER MANUFACTURER TO MEET VOLTAGE DROP REQUIREMENTS.

DETECTION DATA LOOP
#18/3 AWG UNSHIELDED TWISTED PAIR (FEED/RETURN)

AUDIBLE/VISUAL
#14/3 AWG UNSHIELDED TWISTED PAIR (HORN).
#14/3 AWG UNSHIELDED TWISTED PAIR (STROBE).

FIRE ALARM SHALL BE POWERED BY A DEDICATED CIRCUIT.
BREAKER SHALL BE LOCKABLE IN THE ON POSITION AND PAINTED RED.

FIRE ALARM SHALL HAVE AN EMERGENCY POWER SUPPLY.
BATTERIES PROVIDING EMERGENCY POWER SHALL CONFORM TO OBC, CSA C22-1, OESC.
EMERGENCY POWER SUPPLY SHALL PROVIDE SUPERVISORY POWER FOR NOT LESS THAN 24HRS, FOLLOWED IMMEDIATELY BY EMERGENCY POWER UNDER FULL LOAD (ALARM CONDITION) FOR NOT LESS THAN 30 MINS.

REFER TO FLOOR PLANS/ZONE SCHEDULE FOR ACTUAL DEVICE QUANTITIES.

WALL MOUNTED STROBES TO BE INSTALLED SUCH THAT ENTIRE LENS IS NOT LESS THAN 2000mm AND NOT MORE THAN 2400mm AFF.

STROBES TO BE SYNCHRONIZED.

FIRE ALARM VERIFICATION, ELECTRICAL PERMIT AND INSPECTION FEES ARE RESPONSIBILITY OF CONTRACTOR, CONTRACTOR TO COORDINATE VERIFICATION AND INSPECTIONS. ALL COMPONENTS SHALL BE ULC AND CSA LISTED.

SEQUENCE OF OPERATION:

A SINGLE STAGE FIRE ALARM SYSTEM SHALL.

- 1) CAUSE AN ALARM SIGNAL TO SOUND A TEMPORAL PATTERN UPON THE OPERATION OF ANY MANUAL PULL STATION OR FIRE DETECTOR OR FLOW.
- 2) ALARM RELAY TO MONITORING WILL ACTIVATE. MONITORING AS PER CAN/ULC-S561.

MANUAL PULL STATION, AUDIBLE SIGNALLING APPLIANCE, VISUAL SIGNALLING APPLIANCE ELEVATIONS PER OBC AND CAN/ULC-S524.

FAULT ISOLATION MODULES SHALL BE UTILIZED WHEN ENTERING AND EXITING EACH FIRE ALARM ZONE. FAULT ISOLATION MODULES INSTALLED ON OPPOSITE SIDES OF THE SAME FIRE SEPARATION SHALL BE OFFSET HORIZONTALLY A MINIMUM OF 400mm AND NOT LOCATED WITHIN THE SAME STUD SPACE. WHERE NO FIRE SEPARATION IS PROVIDED BETWEEN EACH FIRE ALARM ZONE, A SINGLE FAULT ISOLATION MODULE SHALL BE UTILIZED WHEN ISOLATING ZONES WITHIN THE SAME FLOOR AREA. TO BE MOUNTED AT ACCESSIBLE HEIGHT AND VISIBLE AT ALL TIMES.

GREER GALLOWAY
CONSULTING ENGINEERS
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1620 WALLBRIDGE LOYALIST ROAD
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PHONE: 613-966-3088
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- NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT CODES AND GUIDELINES.
 2. ALL DRAWINGS AND ADDENDA ARE TO BE READ AS, AND IN CONJUNCTION WITH THE SPECIFICATIONS.
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 6. ANY CHANGES MUST BE APPROVED BY THE ENGINEER.

A A DETAIL NO.
B B DRAWING NO. - WHERE DETAILED

LEGEND

02	ISSUED FOR PERMIT & TENDER	16.04.2024
01	ISSUED FOR CLIENT REVIEW	09.04.2024
REVISION	DESCRIPTION	DATE

NORTH

STAMP

LICENSED PROFESSIONAL ENGINEER
Apr 16 2024
S. P. LANE
90509266
PROVINCE OF ONTARIO

PROJECT
**LOU JEFFERIES ARENA
FIRE ALARM SYSTEM &
LIFE SAFETY UPGRADE**

THE TOWN OF GANANOQUE
600 KING STREET E, GANANOQUE, ON K7G 1H3

DRAWING TITLE
**SPECIFICATIONS &
LUMINAIRE SCHEDULE**

DESIGNED BY
W. HARRISON

DRAWN BY
W. HARRISON

REVIEWED BY
S. LANE

APPROVED BY
S. LANE

PROJECT DATE
2023/11/20
(YYYY/MM/DD)

PROJECT #
23-3-2837

DRAWING #
E-000

DRAWING SCALE (ISO A1)
HOR: AS SHOWN
VER: AS SHOWN

LUMINAIRE SCHEDULE				
TYPE	SYMBOL	DESCRIPTION	MANUFACTURER & CATALOGUE NUMBER	LAMP TYPE & WATTS
EM-1		EMERGENCY LIGHT BATTERY PACK C/W TWO HEADS	EMERGI-LITE, 12JMLC-44/2LG	LED, 4W
EM-2		EMERGENCY LIGHT DOUBLE REMOTE HEAD	EMERGI-LITE, EF9-D-M-LG	LED, 4W
EM-3		EMERGENCY LIGHT SINGLE REMOTE HEAD	EMERGI-LITE, EF9-M-LG	LED, 4W
EX-1		EXIT SIGN BATTERY PACK, WITH 2 LIGHT HEADS. QUADRANT(S) INDICATE REQUIRED FACES.	EMERGI-LITE, EAC-1-W-1250-2-LG	LED, 4W
EX-2		EXIT SIGN BATTERY PACK. QUADRANT(S) INDICATE REQUIRED FACES.	EMERGI-LITE, CM-SS-SP	LED, 3W

CAD PLOTTER: WillH
 FILE PATH: F:\Belleville Project\2000\2332837 - Lou Jeffries Arena FA Drawings\Working\2332837 - Lou Jeffries Arena FA - 1A.dwg
 PLOT SCALE: 1:1
 DATE PLOTTED: 2023/11/20
 BORDER SIZE: ISO A1 (841mm x 594mm)

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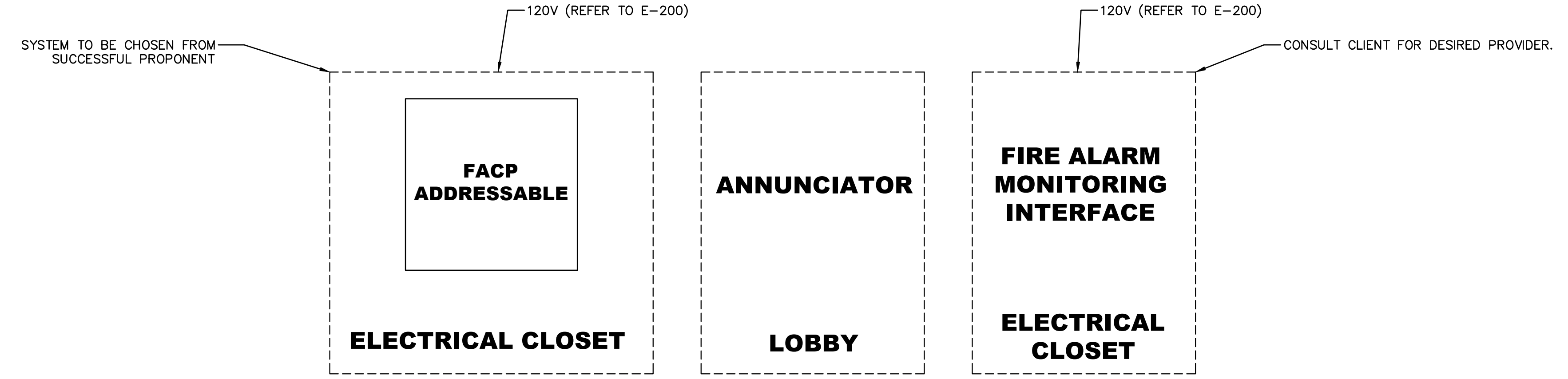
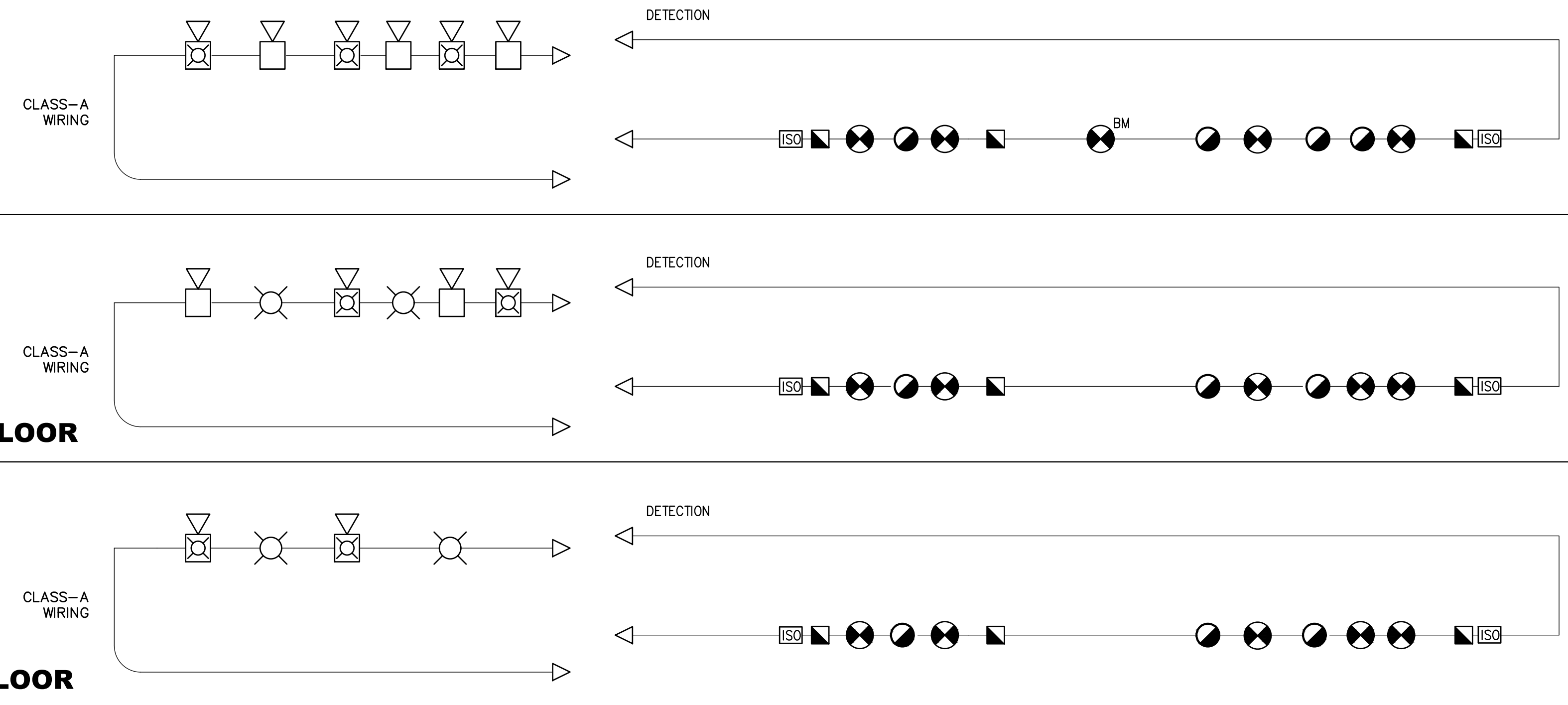
LEGEND

NOTES:

1. THE INSTALLATION WILL BE PERFORMED AS PER CAN/ULC S524 "THE STANDARD FOR THE INSTALLATION OF FIRE ALARM SYSTEMS", AND THE CANADIAN ELECTRICAL CODE SECTION 32.
2. THE SYSTEM WILL BE VERIFIED AS PER CAN/ULC-537 "THE STANDARD FOR THE VERIFICATION OF FIRE ALARM SYSTEMS" AS REQUIRED THE ONTARIO FIRE CODE.
3. PROVIDE FIRE ALARM MONITORING INTERFACE TO ARENA EXISTING ALARM SYSTEM. SYSTEM SHALL ADHERE TO CAN/ULC-561 AND TESTED TO CAN/ULC-559.
4. MOUNT PULLSTATIONS AT 1200MM AFF.
5. MOUNT STROBES BETWEEN 2000MM AND 2400MM AFF.
6. WIRING SHALL BE TO OESC SECTION 32. WHERE CONDUIT IS UTILIZED INCLUDE A SEPARATE BOND CONDUCTOR.
7. SET STROBE CANDELA TO 15CD UNLESS OTHERWISE NOTED ON DRAWINGS.
8. ISOLATORS-A MAXIMUM OF 25 ADDRESSABLE DEVICES CAN BE CONNECTED BETWEEN ISOLATOR MODULES AND/OR BASES. PER PENETRATING ZONE.
9. ANCILLARY FUNCTIONS AS PER SITE CONDITIONS. CONVENTIONAL FIELD DEVICES FOR WEATHERPROOF AREAS/COLD AREAS. ADDRESSABLE MODULES TO PICK UP CONVENTIONAL DEVICES SHALL BE MOUNTED IN HEATED AREAS.
10. DETECTION DATA LOOP
#18/3 AWG UNSHIELDED TWISTED PAIR (FEED/RETURN)
11. AUDIBLE/VISUAL
#14/3 AWG SHIELDED TWISTED PAIR (HORN).
#14/3 AWG UNSHIELDED TWISTED PAIR (STROBE).
12. REFER TO FLOOR PLANS/ZONE SCHEDULE FOR ACTUAL DEVICE QUANTITIES.
13. NOTE THAT BEAM-TYPE SMOKE DETECTORS ARE TO BE USED. REFER TO FLOOR PLAN FOR REQUIREMENTS.

SEQUENCE OF OPERATION:

- A SINGLE STAGE FIRE ALARM SYSTEM SHALL:
- 1) CAUSE AN ALARM SIGNAL TO SOUND A TEMPORAL PATTERN UPON THE OPERATION OF ANY MANUAL PULL STATION OR FIRE DETECTOR.
 - 2) ALARM RELAY TO MONITORING WILL ACTIVATE.



1 FIRE ALARM RISER - TYPICAL
E-100 SCALE: N.T.S.

ZONE SCHEDULE:

LEGEND #	LCD/LED ZONE LABEL	DESCRIPTION OF DEVICES	SIGNAL TYPE
GENERAL ZONES			
1	WARM AREA FIRST FLOOR	INITIATING DEVICES IN FIRST FLOOR OF WARM AREA	ALARM
2	WARM AREA SECOND FLOOR	INITIATING DEVICES IN SECOND FLOOR OF WARM AREA	ALARM
3	COLD AREA	INITIATING DEVICES IN COLD AREA	ALARM
4	KITCHEN RANGE	FIRE SUPPRESSION SYSTEM	ALARM
5	ICE SURFACE	ICE SURFACE AREA	ALARM
6	SPARE	SPARE	SPARE
7	SPARE	SPARE	SPARE
8	SPARE	SPARE	SPARE
9	SPARE	SPARE	SPARE
10	SPARE	SPARE	SPARE
11	SPARE	SPARE	SPARE
12	SPARE	SPARE	SPARE
13	SPARE	SPARE	SPARE
14	SPARE	SPARE	SPARE
15	SPARE	SPARE	SPARE
16	SPARE	SPARE	SPARE

LEGEND :

SYMBOL	DESCRIPTION
	- FIRE ALARM CONTROL PANEL
	- FIRE ALARM ANNUNCIATOR
	- HORN/STROBE APPLIANCE (CD=STROBE INTENSITY SETTING)
	- HORN APPLIANCE
	- STROBE APPLIANCE (CD=STROBE INTENSITY SETTING)
	- TWO STAGE MANUAL PULL STATION
	- RATE-OF-RISE HEAT DETECTOR
	- SPOT TYPE SMOKE DETECTOR
	- BEAM TYPE SMOKE DETECTOR
	- END OF LINE
	- ISOLATOR MODULE

REVISION	DESCRIPTION	DATE
02	ISSUED FOR PERMIT & TENDER	16.04.2024
01	ISSUED FOR CLIENT REVIEW	09.04.2024

NORTH

STAMP

PROJECT
LOU JEFFERIES ARENA
FIRE ALARM SYSTEM &
LIFE SAFETY UPGRADE

THE TOWN OF GANANOQUE
600 KING STREET E, GANANOQUE, ON K7G 1H3

DRAWING TITLE
FIRE ALARM SYSTEM
RISER, LEGEND, &
ZONE SCHEDULE

DESIGNED BY
W. HARRISON

DRAWN BY
W. HARRISON

REVIEWED BY
S. LANE

APPROVED BY
S. LANE

PROJECT DATE
2023/11/20
(YYYY/MM/DD)

PROJECT #
23-3-2837

DRAWING #
E-100

DRAWING SCALE (ISO A1)
HOR: AS SHOWN
VER: AS SHOWN

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 BORDER SIZE: ISO A1 (841mm x 594mm)

GENERAL SCOPE OF WORK:

- SCOPE INVOLVES ELECTRICAL AND FIRE-ALARM. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AMONG ALL SUB-TRADES TO INSTALL, TEST, AND COMMISSION SYSTEM.
- REMOVE ALL EXISTING FIRE ALARM DEVICES UNLESS OTHERWISE NOTED. THIS FLOOR CONTAINS APPROXIMATELY 30 DEVICES.
- CEILING IS OF MULTIPLE TYPES, CONTRACTORS ARE ENCOURAGED TO ATTEND SITE VISIT PRIOR TO BIDDING TO UNDERSTAND CEILING TYPES IN DIFFERENT AREAS.
- WHERE POSSIBLE, INSTALL NEW DETECTORS IN CEILING HOLES LEFT OVER FROM PRIOR SYSTEM.
- CONNECT EMERGENCY LIGHT BATTERY PACKS AND EXIT SIGNS TO NEAREST LIGHTING CIRCUIT.
- INSTALL COVERS ON REMAINING UNUSED HOLES. PAINT COVERS TO MATCH CEILING COLOUR.
- REMOVE ALL EXISTING EMERGENCY LIGHTING AND EXIT SIGNS UNLESS NOTED OTHERWISE. THIS FLOOR AREA CONTAINS APPROXIMATELY 13 DEVICES TO BE REMOVED.

CONSTRUCTION NOTES:

- LIFE SAFETY DEVICE IS EXISTING AND TO REMAIN INSTALLED AS IS.
- REMOVE EXISTING FACP. RETAIN POWER CIRCUIT FROM ADJACENT POWER PANEL TO POWER NEW FACP. REMOVE OR RELOCATE DEVICES ON WALL AS REQUIRED FOR NEW FACP.
- RETAIN KITCHEN RANGE FIRE SUPPRESSION SYSTEM AND CONNECT TO NEW FIRE ALARM SYSTEM.
- FIRE ALARM MONITORING INTERFACE REQUIRES DEDICATED 15A/120V POWER CONNECTION. PROVIDE POWER FROM EXISTING POWER PANELS. USE SPARE 15A/120V BREAKER IF PRESENT. IF THERE IS NO SPARE 15A/120V BREAKER EXISTING, REMOVE AN OBSOLETE BREAKER IN PANEL AND INSTALL A NEW 15A/120V BREAKER TO POWER FIRE ALARM MONITORING INTERFACE.

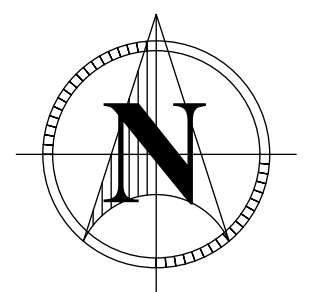
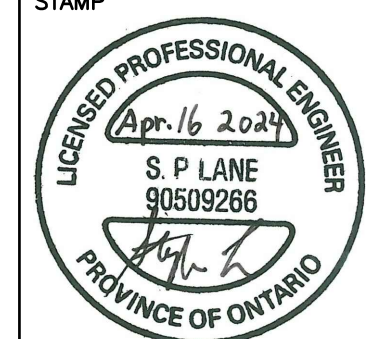
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|---|--------------------------------|
| A | A DETAIL NO. |
| B | B DRAWING NO. - WHERE DETAILED |

LEGEND

02	ISSUED FOR PERMIT & TENDER	16.04.2024
01	ISSUED FOR CLIENT REVIEW	09.04.2024

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NORTH		

PROJECT
**LOU JEFFERIES ARENA
FIRE ALARM SYSTEM &
LIFE SAFETY UPGRADE**

THE TOWN OF GANANOQUE
600 KING STREET E, GANANOQUE, ON K7G 1H3

DRAWING TITLE
**FIRST FLOOR
FIRE ALARM & LIFE
SAFETY**

DESIGNED BY
W. HARRISON

DRAWN BY
W. HARRISON

REVIEWED BY
S. LANE

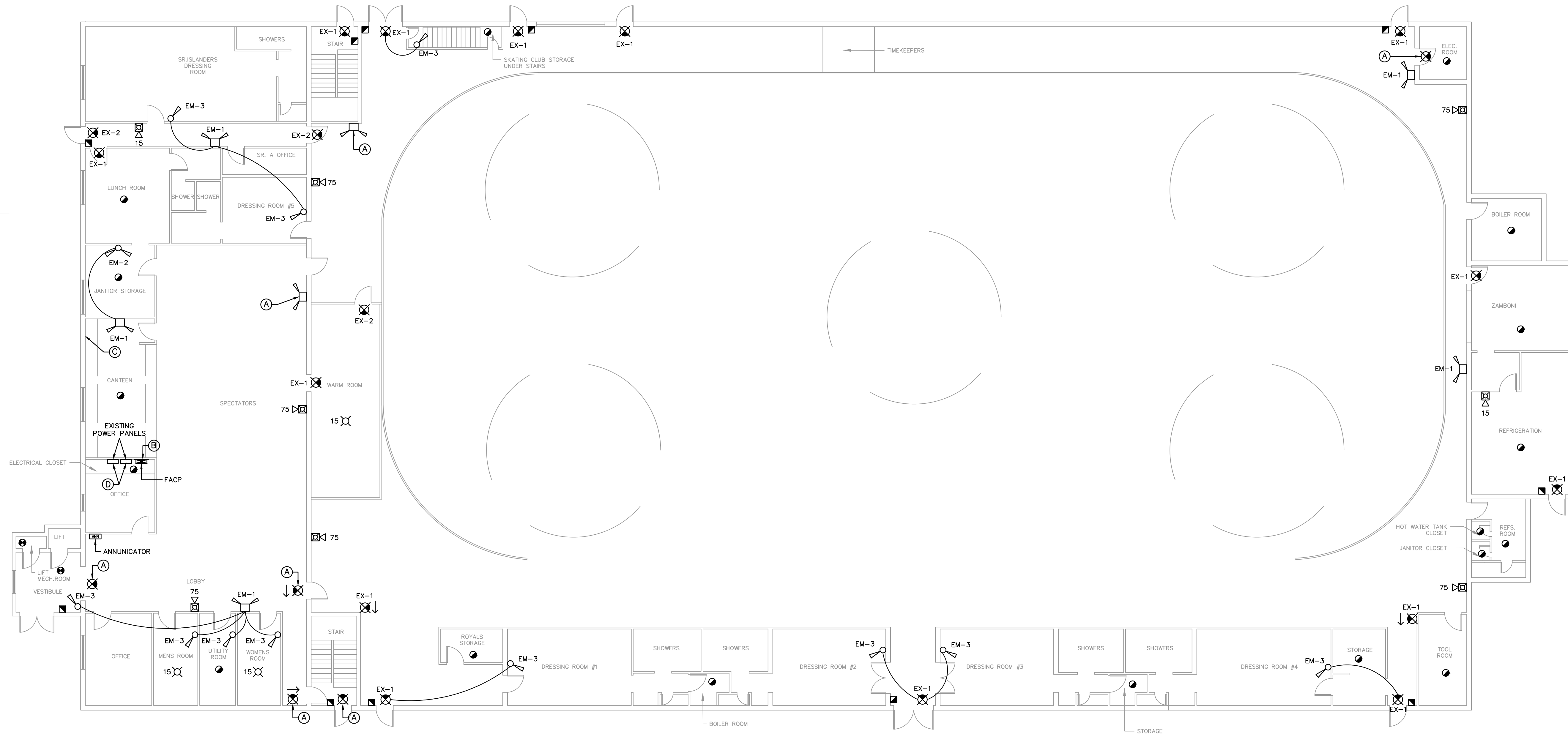
APPROVED BY
S. LANE

PROJECT DATE
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(YYYY/MM/DD)

PROJECT #
23-3-2837

DRAWING #
E-200

DRAWING SCALE (ISO A1)
HOR: AS SHOWN
VER: AS SHOWN



1 FIRST FLOOR FIRE ALARM & LIFE SAFETY SYSTEMS

E-200 SCALE: 1:120

CAD PLOTTER: Millh
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GENERAL SCOPE OF WORK:

- SCOPE INVOLVES ELECTRICAL AND FIRE-ALARM. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AMONG ALL SUB-TRADES TO INSTALL, TEST, AND COMMISSION SYSTEM.
- REMOVE ALL EXISTING FIRE ALARM DEVICES UNLESS OTHERWISE NOTED. THIS FLOOR CONTAINS APPROXIMATELY 12 DEVICES.
- CEILING IS OF MULTIPLE TYPES, CONTRACTORS ARE ENCOURAGED TO ATTEND SITE VISIT PRIOR TO BIDDING TO UNDERSTAND CEILING TYPES IN DIFFERENT AREAS.
- WHERE POSSIBLE, INSTALL NEW DETECTORS IN CEILING HOLES LEFT OVER FROM PRIOR SYSTEM.
- CONNECT EMERGENCY LIGHT BATTERY PACKS AND EXIT SIGNS TO NEAREST LIGHTING CIRCUIT.
- INSTALL COVERS ON REMAINING UNUSED HOLES. PAINT COVERS TO MATCH CEILING COLOUR.
- REMOVE ALL EXISTING EMERGENCY LIGHTING AND EXIT SIGNS UNLESS NOTED OTHERWISE. THIS FLOOR AREA CONTAINS APPROXIMATELY 3 DEVICES TO BE REMOVED.
- ICE SURFACE AREA REQUIRES BEAM TYPE SMOKE DETECTION. SYSTEM SHALL BE OSID STYLE INTELLIGENT DETECTION BASED ON INFRARED BEAM. DETECTOR PLACEMENT IS SPECIFIC TO PARTICULAR VENDOR. ENSURE SYSTEM IS RATED FOR TEMPERATURE RANGE OF THIS ENVIRONMENT. SUBMIT BEAM DETECTOR PLACEMENT AND DEVICE CUT-SHEETS FOR REVIEW IN SHOP DRAWING PACKAGE. SEE NOTE-B ON THIS PAGE.

CONSTRUCTION NOTES:

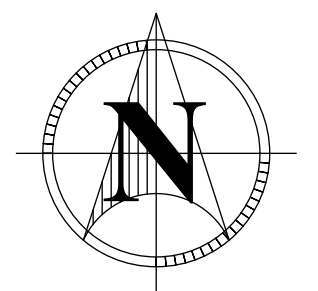

- (A) LIFE SAFETY DEVICE IS EXISTING AND TO REMAIN INSTALLED AS IS.
- (B) AREA REQUIRING BEAM-TYPE SMOKE DETECTORS. REFER TO NOTE-B ON THIS PAGE.

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 NORTH	 STAMP LICENSED PROFESSIONAL ENGINEER Apr 16 2024 S. P. LANE 90509266 PROVINCE OF ONTARIO
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PROJECT
**LOU JEFFERIES ARENA
 FIRE ALARM SYSTEM &
 LIFE SAFETY UPGRADE**

THE TOWN OF GANANOQUE
 600 KING STREET E, GANANOQUE, ON K7G 1H3

DRAWING TITLE
**SECOND FLOOR
 FIRE ALARM & LIFE
 SAFETY**

DESIGNED BY
 W. HARRISON

DRAWN BY
 W. HARRISON

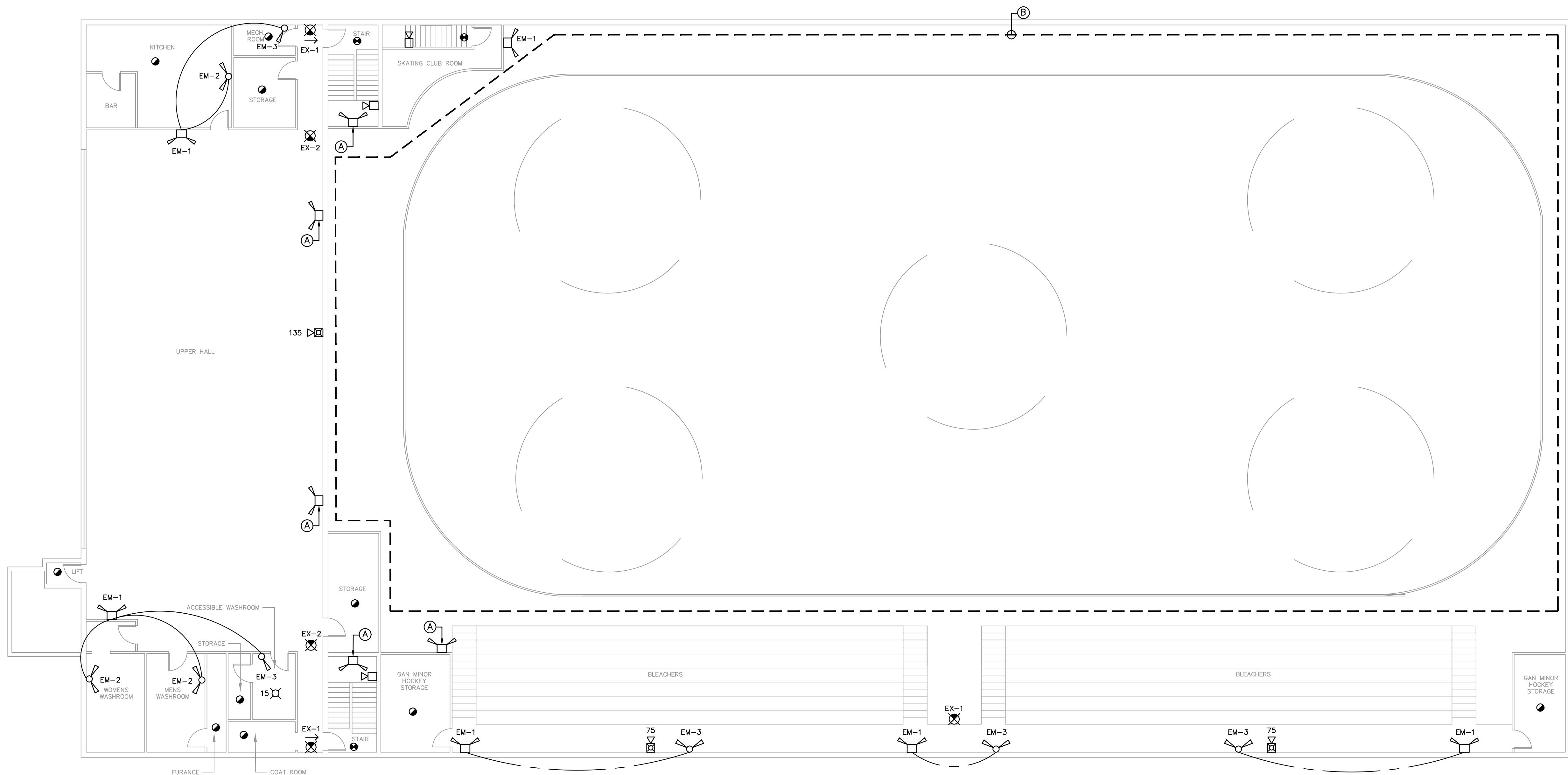
REVIEWED BY
 S. LANE

APPROVED BY
 S. LANE

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PROJECT #
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DRAWING # E-300	DRAWING SCALE (ISO A1) HOR: AS SHOWN VER: AS SHOWN
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1 SECOND FLOOR FIRE ALARM & LIFE SAFETY SYSTEMS
 E-300 SCALE: 1:120