



ST. CLAIR CATHOLIC
DISTRICT SCHOOL BOARD
Lighting the Way ~ Rejoicing in Our Journey

THRU-WALL FLASHING RETROFIT TENDER
ST. ANNE CATHOLIC SCHOOL

INSTRUCTIONS TO BIDDERS

Date: September 16, 2016

BID PACKAGES #: 627-CP1704

1. **BID SUBMISSION**

The St. Clair Catholic District School Board (Board) is seeking a mason contractor to remove four (4) courses of brick and remove the existing thru-wall flashing at St. Anne Catholic School in Sarnia, ON.

Bids from invited bidders shall be submitted on the Bid Form provided and submitted in an envelope clearly marked:

Bid Package #: 627-CP1704 St. Anne Catholic School – Thru-Wall Flashing Retrofit Tender

The envelope shall be sealed and delivered to: St. Clair Catholic District School Board
Sarnia Facility Services Building
245 Tecumseh Street
Sarnia, ON
N7T 2L1

Attention: Mr. Tony Prizio, Procurement Specialist

Bids will be accepted at the Sarnia Facility Services Building not later than **September 29, 2016 @ 2:00:00 p.m.** (No extensions to Bid Closing date are anticipated. Bidders are encouraged to act immediately to prepare their submissions!)

Bids shall be filled out in ink or typed, signed in longhand by a duly authorized company official (having authority to bind). One original of the fully completed Bid Form must be submitted. **Failure to provide all of the requested information on the Bid Form may result in disqualification of the bid.**

Bids by telephone, fax or email will **not** be accepted.

After bid closing, sealed envelopes will be opened by the Board's Procurement Specialist (Tony Prizio) and a representative from Corporate Services' department.

2. **SCOPE OF WORK**

The Instructions to Bidders identifies the work to be performed in the Contract and takes priority if there is a conflict within the Bid Documents.

The work requires a mason to remove four (4) courses of brick and remove the existing thru-wall flashing. The mason will install a new metal thru-wall flashing with a blueskin waterproof membrane (execution details provided in tender documents). The mason will then reinstall the existing brick veneer complete with weepers. The mason will also be required to create some vertical soft joints within the face of the brick veneer. Soft joints to receive backer rod and sealant that matches existing bricks.

Refer to attached specifications for detailed description of work to be carried out by the successful proponent.

3. **BID DOCUMENTS**

The following Bid Documents form the basis of this Bid Package and shall be examined by bidders:

3.1 Instructions to Bidders dated September 16, 2016



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- 3.2 Tender Specifications & Bid Form for St. Anne Catholic School
3.3 **Prime Contract** – Board will issue a purchase order to the successful proponent(s).
The Board assumes no responsibility for the bidder's failure to examine **all** of the Bid Documents.

4. **BID ACCEPTANCE**

It shall be understood by all bidders, that the bid shall be valid and subject to acceptance by the Board, and that no adjustments shall be made to the Bid amounts for a period of up to and including sixty (60) days from the Bid Closing Date.

The Board reserves the right to determine the successful bidder by any combination of base bid, separate prices, requested alternate prices and voluntary alternate prices submitted with the bid. The Board is not obligated to select the bid with the lowest price and may cancel a bid prior to award without liability to any bidder.

The successful bidder shall be required to enter into a formal contract with the Board, which will include the terms and conditions of the Instructions to Bidders, Bid Form, and all other applicable documents.

5. **AWARD**

The Board has the right to reject any or all bids. The lowest Bid will not necessarily be accepted. The invitation to bid does not constitute an offer by the Contractor to enter into a contract.

6. **PAYMENT**

The Board shall pay within forty-five (45) days after receipt of the invoices which are received and approved by the Board.

7. **TAXES**

Include in Bid all Taxes and all other Customs Duties and Excise Taxes which are in force at Bid date as detailed in General Conditions. Harmonized Sales Tax (H.S.T.) is **not** to be included in the bid. The H.S.T. amount and the Bidder's **H.S.T. Registration Number** are to be indicated on the Bid Form in the spaces provided.

8. **ADDENDA**

Bidders finding discrepancies, ambiguities or omissions in the bid documents or having doubt as to the meaning or intent thereof, shall immediately notify the Procurement Specialist who may issue instructions and/or clarifications by Addendum to all Bidders. Bidders may also, during the Bidding Period, be advised by Addendum of any additions, deletions or alterations to bid documents. All such Addenda shall become part of the Bid Documents.

All questions to be addressed in writing to: Mr. Tony Prizio, Procurement Specialist
St. Clair Catholic District School Board
Fax 519.627.8230 or
E-mail: tony.prizio@st-clair.net
Copy: marcie.butler@st-clair.net
No later than 48 hours prior to bid closing date.



INSTRUCTIONS TO BIDDERS

Date: September 16, 2016

BID PACKAGES #: 627-CP1704

9. **CHANGE NOTICES, CHANGE ORDERS**

The following fee percentage and overhead charges shall be applied to additional work ordered by the Board:

- For work carried out by the Contractor's own forces – 10% Overhead & Profit
- For work involving a subcontractor, the subcontractor may charge a maximum 10% fee. The General Contractor may charge a maximum of 5% in addition to subcontractor's fee.

10. **BONDING : NOT REQUIREMENT**

~~On bids exceeding \$ 50,000.00, submit with the Bid an Agreement to Bond for a 50% Performance Bond, and a 50% Labour & Material Payment Bond. Upon request, the successful Bidder will be required to provide the 50% Performance Bond and 50% Labour and Material Payment Bond from a bonding company acceptable to the Board. The cost of the bond is not to be included in the bid sum, the amount of which is to be identified on the Bid Form.~~

11. **VOLUNTARY ALTERNATE AND SEPARATE PRICES**

The bid amounts are to be based on the bid documents. Where there is any conflict within the bid documents, the bid amount shall include the higher cost alternative. Alternative proposals are encouraged and must be identified in the bid. Submit complete information including any impact on schedule to allow a full evaluation of the proposal including, as applicable, any particulars in which the alternate proposal is at variance with or unable to meet the specifications. Note also any impact on other trades if the alternative is accepted. Alternative proposals may be made without limitation, including for items specified as single sourced.

12. **EXAMINATION OF SITE & SITE VISIT**

In submitting a bid, it will be assumed that the bidders have carefully examined the site and surrounding properties of the work and have informed themselves as to the existing conditions, access, storage areas and limitations, and have included in the bid price the complete cost of the work contemplated by the drawings and specifications and other bid documents.

A mandatory site visit has been scheduled for Thursday, September 22, 2016 at 10:00 a.m. Interested parties should meet at the office of St. Anne Catholic School, located at 1000 Rapids Parkway, Sarnia, ON.

13. **TIMING OF PROJECT**

A purchase order will be issued by October 3, 2016.
Work on **ALL** sites must begin on October 10 and be complete by October 28, 2016.

14. **PROJECT SPECIFIC REQUIREMENTS**

Contractor shall provide their own washroom facilities for their employees, board washrooms will be off-limits to the contractor's employees.

Please be advised that the Owner has a No Smoking Requirement on the Owners' property. Contractors are requested to ensure that employees and suppliers are advised of the Requirement. Contractor shall remove rubbish and debris from the site on a daily basis or as directed by the Board. On completion of the work, all debris shall be removed; the floor shall be thoroughly cleaned and swept;



INSTRUCTIONS TO BIDDERS

Date: September 16, 2016

BID PACKAGES #: 627-CP1704

the site shall be left in a tidy condition (construction clean). Do not use the Board's equipment or facilities for cleaning or for any reason.

15. INSURANCE

Contractor must maintain, at the Contractor's expense for the entire term of the Contract or as otherwise required, all insurance as set out below:

- The successful Contractor shall provide the Board with proof of insurance for Comprehensive General Liability and Property Damage with a limit of not less than \$2,000,000.00 (two million dollars) inclusive prior to commencing work.
- The successful Contractor shall provide the Board with proof of insurance for Motor Vehicle Public Liability and Property Insurance on all owned and rented equipment with a limit of not less than **\$2,000,000.00 (two million dollars)** inclusive prior to commencing work.
- The Contractor agrees to indemnify, hold harmless, and defend the Board from and against any and all liability for loss, damage and expense, which the Board may suffer or for which the Board may be held liable by reason of injury (including death) or damage to any property arising out of negligence on the party of the proponent or any of its representatives or employees by way of ownership or operation of an automobile.
- The successful Contractor shall provide the Board with a complete certified copy of all policies.
- The successful Contractor must name the St. Clair Catholic District School Board as additional insured on their insurance policies.

16. WORKPLACE SAFETY INSURANCE BOARD (WSIB)

Contractor must furnish a copy of Workplace Safety and Insurance Board Clearance Certificate of good standing, "Section 748" of the Workplace Safety and Insurance Act with its bid documents.

17. PERMITS

The Board will apply and pay for the building permit. The Contractor shall apply for and include costs for any other permits and approvals required for the completion of their work.

18. MEETINGS

A Post Bid Meeting may be convened and chaired by the Board who will invite Contractor and his major Subcontractors to review the Contract Documents and Bid submitted. This meeting will be prior to the Board issuing a Letter of Intent or Contract. This meeting does not constitute or infer any contract award to the proposed contractor or any other contractor, nor that will the project proceed.

During the course of Work, scheduled progress meetings may be required at the call of the Project Leader.

19. GUARANTEE

The guarantee shall be as outlined in the specifications starting from after completion of the entire job and acceptance thereof by the Board unless a different period of time is specified with the Board's approval. The Contractor's guarantee shall cover all work under the Contract whether or not any portion or trade has been sublet.



INSTRUCTIONS TO BIDDERS

Date: September 16, 2016

BID PACKAGES #: 627-CP1704

The Contractor agrees to correct promptly, at the Contractor's own expense, defects or deficiencies in the Work which appear prior to and during the period of guarantee, or such longer periods as may be specified for certain products or work.

If the Contractor fails to make any replacements or repairs required hereunder, after notice from the Board and reasonable opportunity to do so, the Board may have such work done at Contractor's expense, including all necessary labour costs in connection therewith. Board shall inform Contractor in advance of the approximate cost of such work to be done by the Board.

20. SCHEDULE

The Contractor will be required to perform the work in accordance with the Schedule dates provided in 13. Timing of Project. Ordering of major and long delivery items shall begin immediately upon successful bidder's receipt of contract award. The Contractor will provide a construction schedule within five (5) days of being awarded the project.

Time is of the essence. Bidders are to include adequate manpower, overtime and shift work necessary to meet or improve the schedule, and to make up any time lost to weather or normal delays. Include travel, room and board costs for out of town workers, shop overtime and other premiums to expedite material and equipment, shipping premiums and any incentive costs required to meet the schedule.

21. CONTRACTED SERVICES PROGRAM

Contractors performing work on Board property must complete the Contracted Services Program. This program has three basic components that **must** be met before the bid is awarded. Contractors who cannot meet the minimum requirements of this program will not be awarded this tender. Program information can be found on the Board's web site at www.st-clair.net or through the Board contact identified previously in this document.

22. HEALTH and SAFETY

The Occupational Health and Safety Act describes the responsibilities of an employer. The Board requires Contractors to maintain procedures, training, and enforcement so that the responsibilities are carried out in the workplace. The Contractor shall abide by and strictly adhere to the regulations and conditions set out and laid down by the most current versions of the Occupational Health and Safety Act. All staff employed or hired by the Contractor and working on the Board's premise **MUST** be trained in WHMIS in accordance with Occupational Health and Safety Act and Regulations. They **MUST** adhere to all of the Board's Health and Safety Procedures and Guidelines and to Municipal By-Laws.

Contractor will submit proof of its health and safety program, procedures and training as detailed above upon request by the Board.

The Contractor shall appoint a Competent Person as the Supervisor of this project. The Competent Person shall be as defined in Section 1 of the Occupational Health and Safety Act.

The successful Contractor shall conform to the Ontario "Occupational Health and Safety Act" and all regulations made under said act and assume full responsibility for contraventions of same.

All workplace injuries or accidents on Board property **MUST** be reported by the Contractor to the Board's representative within 24 hours.



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BID PACKAGES #: 627-CP1704

Any workplace injury that is defined under the Occupational Health and Safety Act as a "Critical Injury" must be reported to the Board's representative IMMEDIATELY.

23. SAFE SCHOOL PROCEDURES

Contractor's staff is required to report to the main office of each school during regular school hours and notify the school office staff of the purpose of the visit. The Contractor is required to adhere to all school specific procedures if applicable.

It is the responsibility of the Contractor's staff to sign in and sign out of the Log Book, which is located in the main office area, while performing their duties.

The following information must be recorded in a legible manner:

- Date
- Company Name
- Employee Name
- Employee Signature
- Reason for Visit
- Time Entering Building
- Time Leaving Building

24. PARKING

Contractors must park within the designated areas and allow for provisions to and from the designated parking area onto the job site.

END OF INSTRUCTIONS TO BIDDERS

ST. CLAIR CATHOLIC DISTRICT SCHOOL BOARD

**SPECIFICATION
ON
THRU-WALL FLASHING RETROFIT
AT**

ST. ANNE CATHOLIC SCHOOL

**1000 THE RAPIDS PARKWAY
SARNIA ONTARIO
N7S 6K3**

PROJECT No.

SEPTEMBER 2016

ST. CLAIR CATHOLIC DISTRICT SCHOOL BOARD

THRU-WALL FLASHING RETROFIT

AT

ST. ANNE CATHOLIC SCHOOL

**1000 THE RAPIDS PARKWAY
SARNIA ONTARIO
N7S 6K3**

TENDER FORM

TENDER FORM

**THRU-WALL FLASHING RETROFIT
for
ST. ANNE CATHOLIC SCHOOL - SARNIA
PROJECT No.**

Name of Bidder _____
(Hereinafter Called the Tenderer Contractor)

Address _____

Being A _____ (A) which _____ (B)

Note: In space (A) above states type of company
Eg. "Incorporated", "limited", etc.
In space (B) above state "is" or "is not".

Registered under the laws of the Province of _____

DOES HEREBY AGREE TO:

1. Furnish all labour, materials, equipment, and service necessary for the completion of the **Thru-Wall Flashing Retrofit** at **St. Clair Catholic District School Board** in accordance with Information of Tenderers, Form of Tender, General Conditions of Contract and Drawings by Remlap Building Services, 1407 Gore Road, RR1 Harrow, Ontario – N0R 1G0 for **TOTAL TENDER PRICE "A" (H.S.T. INCLUDED)**,

_____ \$ _____
(HST Included)

or such other sums as may be finally ascertained in accordance with the allowance for **Thru-Wall Flashing Retrofit** and deductions as set out in the Tender Documents.

2. And also agrees that upon Tender acceptance to furnish a Performance and Maintenance Bond, Labour and Material Payment Bond and Liability Insurance as required by the Contract Documents, the cost of which is included in the Total Tender Price. The Tenderer hereby proposes:

_____ BONDING NOT REQUIRED _____
Name of Bonding Company

Stipulated prices shall include all labour, equipment and materials required to complete the work in every respect, including provincial sales tax.

TENDER FORM

**THRU-WALL FLASHING RETROFIT
for
ST. ANNE CATHOLIC SCHOOL - SARNIA
PROJECT No.**

Section "A"**Thru-Wall Flashing Retrofit for St. Anne Catholic School**

The Bidder offers to provide all labour, materials and equipment services for the execution and completion of the work of the trade or trades herein and in accordance with the instructions for Bidders including Provincial Sales Tax for the stipulated sum of:

<u>Item</u>	<u>Description</u>	<u>Total</u>
<u>No.</u>		
A.	<u>THRU-WALL FLASHING WORK</u>	
	The Contractor is required to remove a minimum of four (4) courses of brick veneer above the existing thru-wall flashing condition at Areas A, B, C and D as located on the Key Plan and reconstruct the thru-wall flashing detail in accordance with the enclosed detail and specifications for this school	\$ _____
B.	<u>BRICK VENEER SOFT JOINTS</u>	
	The Contractor is required to create a soft joint (vertically) within the face of the brick veneer at Areas E, F and G as located on the Key Plan and once the saw-cut is completed, then apply foam backer rod with approved sealant (colour to match brick veneer) in accordance with the specifications for this school.	\$ _____
	Total Tender Price "A" (excluding HST)	\$ _____
	Add 13% HST	\$ _____
	Total Tender Price "A" (including HST)	\$ _____
3.	And also agrees to submit the total tender price in compliance with the provisions of Section 1.21 of the Information to Tenderers regarding Ontario Sales Tax.	
4.	And agrees to leave this tender open for acceptance a minimum period of sixty (60) days from the tender closing date and not to modify, withdraw, or cancel their bid during this period.	
	The Tenderer also agrees that until the form of Agreement is completed and executed, this Tender, together with the acceptance thereof by the Owner and the Tenderer, shall remain open regardless of whether or not any other Tender has been previously accepted.	
5.	And also agrees to start the entire work within four (4) working days after the award of contract.	

TENDER FORM

**THRU-WALL FLASHING RETROFIT
for
ST. ANNE CATHOLIC SCHOOL - SARNIA
PROJECT No.**

6. Documents and Acknowledgements

The Tenderer acknowledges that they have carefully examined the site of the proposed work, the existing premises and conditions; and thoroughly reviewed the Information to Tenderers, Tender Form, General Conditions, Supplementary General Conditions, Specifications, Drawings and the Addenda of the proposed Contract.

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

7. Completion of Work

We undertake to complete the work in _____ weeks after Receipt of Purchase Order or Written Authorization issued by **St. Clair Catholic School Board**

OR

To start work on _____ and to complete the work by _____

Completion date is not to exceed **OCTOBER 28TH, 2016**

8. Subcontractors

The Tenderer proposes to use the following Subcontractors, the portion of the work to be performed by each being as indicated with no more than one Subcontractor being proposed for any such portions. (If Subcontractors are not proposed, write N/A in the blank space.)

SUBCONTRACTOR

WORK OR TRADE

TENDER FORM

**THRU-WALL FLASHING RETROFIT
for
ST. ANNE CATHOLIC SCHOOL - SARNIA
PROJECT No.**

Signature of Authorized Officer _____

Phone No. _____ *Email* _____

Name of Signature _____

Witness _____

Dated at _____

This _____ *day of* _____ **2016**

NOTES:

- 1. If this Tender is submitted by or on behalf of any Corporation by some duly authorized officer, or agent thereof, who shall subscribe their name and office.**
- 2. The Owner reserves the right to accept or reject any part OR all of bid and may not necessarily award the tender to the lowest bidder.**

ST. CLAIR CATHOLIC DISTRICT SCHOOL BOARD

THRU-WALL FLASHING RETROFIT

AT

ST. ANNE CATHOLIC SCHOOL

**1000 THE RAPIDS PARKWAY
SARNIA ONTARIO
N7S 6K3**

PRODUCTS AND EXECUTION



Area 'A' (Thru-Wall Flashing Retrofit)



Area 'A' (Thru- Wall Flashing Retrofit)



Area 'B' (Thru-Wall Flashing Retrofit)



Area 'C' (Thru-Wall Flashing Retrofit)



Area 'D' (Thru-Wall Flashing Retrofit)



Area 'F' (Soft Joint Construction)



Area 'E' (Soft Joint Construction)

3.0 PRODUCTS

THRU-WALL FLASHING RETROFIT for ST. ANNE CATHOLIC SCHOOL - SARNIA PROJECT No.

3.1 METAL FLASHINGS

1. Metal Flashings shall be 24 ga, 8000 Series pre-finished steel (both sides) as manufactured by Vic West, Steelcolour 8000 Series or approved equal, formed to comply with field conditions. The colour is to be selected by the Owner.

3.2 SEALANTS

1. Caulking Sealant for soft joints within brick veneer shall be one component, medium modulus and high performance elastomeric polyurethane sealant such as Sikaflex 1a (colour to match each condition).

3.3 THRU-WALL FLASHING MEMBRANE

1. Blueskin TWF is a self-adhered membrane consisting of an SBS rubberized asphalt compound which is integrally laminated to a yellow cross-laminated polyethylene film. This material is to be used as thru-wall flashing membrane above each area indicated on the enclosed Key Plan over top new pre-finished metal flashings as indicated on Details D-1a, D-2a and D-3a.

3.4 WEEP VENTS

1. All weep vents shall be cell vent material by Blok-Lok or approved equal and spaced at every third vertical mortar joint above all new thru-wall flashings at each area.

3.5 MORTAR

1. All mortar for masonry shall conform to CSA A179.93 matching existing conditions.

4.0 EXECUTION

THRU-WALL FLASHING RETROFIT for ST. ANNE CATHOLIC SCHOOL - SARNIA PROJECT No.

4.1 REMOVAL OF BRICK VENEER

1. Completely remove the four courses of brick veneer above the existing thru-wall flashings on all areas indicated on Key Plan R1 Enclosed.
2. Only remove enough brick veneer (support brick courses above) without causing damage to the brick courses above.
3. Existing flashing membrane is required to be removed completely prior to installation of metal flashing and thru-wall flashing membrane.
4. The Two Ply Modified Bitumen roof membrane above all areas is required to be protected at all times with one inch extruded polystyrene with ½ inch plywood on top.

4.2 INSTALLATION OF METAL FLASHINGS

1. Metal Flashings are to be fabricated as shown on the Details (D-1a, D-2a and D-3a) extending one (1) inch beyond the brick veneer with kick-out downward.
2. Secure the metal flashing to the concrete block beyond with approved concrete anchors and PL Fast Grade Construction Adhesive to the brick course below..
3. Apply a bead of sealant at every metal flashing overlap to ensure a complete seal is maintained prior to installing thru-wall flashing membrane.

4.3 INSTALLATION OF THRU-WALL FLASHINGS

1. Apply Blueskin Primer at the rate of approximately 7.2 m²/L (300 ft²/gal) and allow drying for a minimum of 30 minutes before Blueskin TWF is applied as shown on the enclosed detail. Ensure that all primed surfaces receive Blueskin TWF in the same day or re-priming may be required.
2. Cut the desired length of Blueskin TWF and remove siliconized release paper. Position into place and apply positive pressure using a roller. Use care to avoid blisters and folds.
3. Overlap all joints by 50mm (2"). Keep Blueskin TWF back 12mm (1/2") to 25mm (1") from outside face of brick veneer.
4. All laps, seams, penetrations and edge of membrane, apply a continuous bean of rubberized mastic such as Polybitume 570-05.
5. Form end dams as required and use rubberized mastic at laps.

4.4 INSTALLATION OF EXISTING BRICK VENEER

1. The brick veneer mortar joints are required to match the existing mortar joints of the brick courses above.
2. Weep vents are to be installed on every third vertical mortar joint on the first course of brick reinstalled.

4.0 EXECUTION

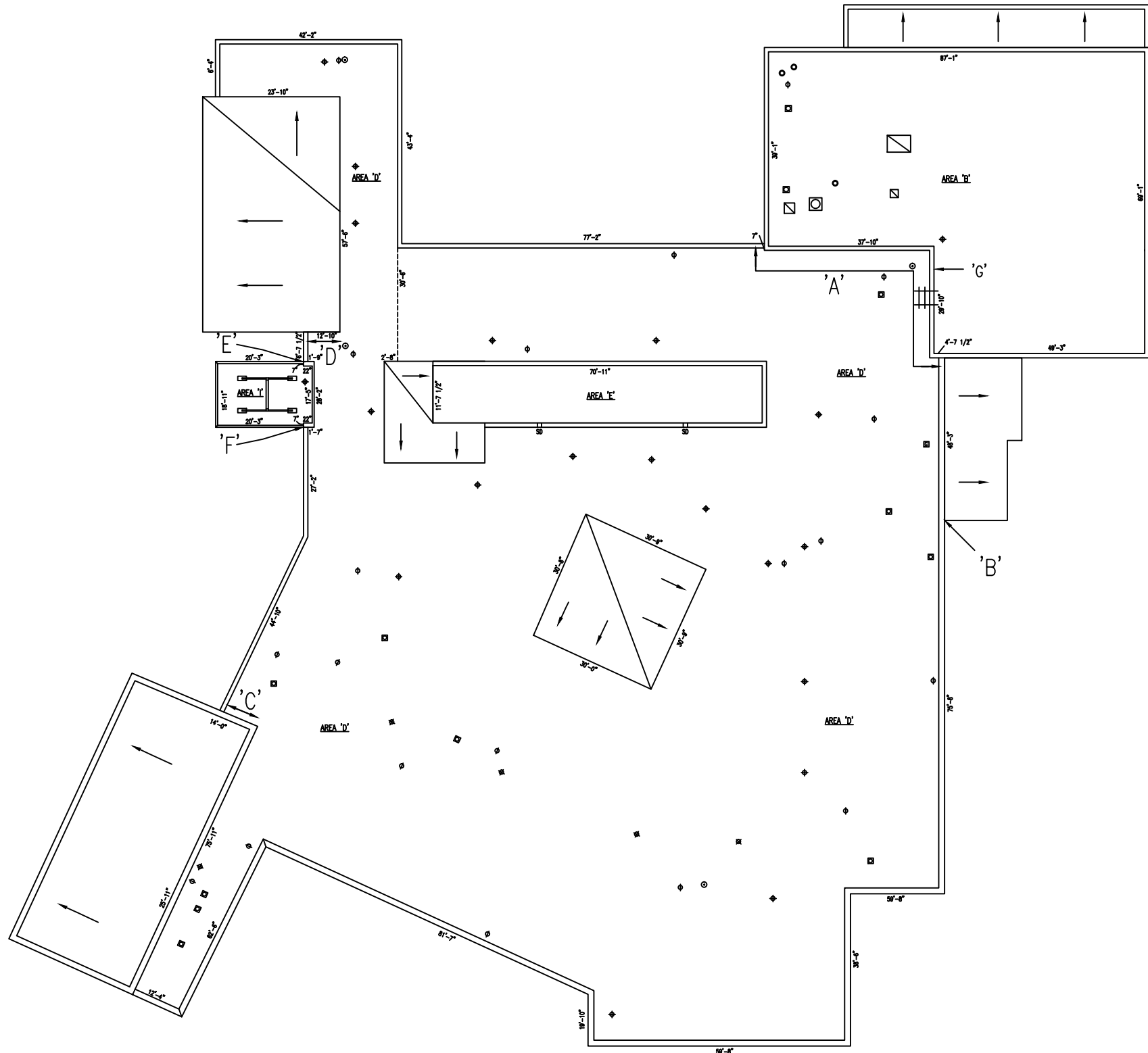
THRU-WALL FLASHING RETROFIT for ST. ANNE CATHOLIC SCHOOL - SARNIA PROJECT No.

4.5 PREPARATION OF SOFT JOINTS AND INSTALLATION OF NEW SEALANTS

1. Make a vertical saw cut (1/2 inch wide) straight from thru-wall flashing to underside of metal cap flashings to a depth at least $\frac{3}{4}$ inch.
2. Remove any existing mortar, brick, etc. to form an open joint between brick veneer, curtain wall to brick veneer and/or between concrete block.
3. Install a foam backer rod to fit each joint, ensuring that the foam backer rod is slightly bigger than the opening.
4. Apply a bead of sealant (1/2 inch in depth) as specified at each location, flush to the exterior face of each wall component. Neatly tool surfaces to a slight concave joint.

ENCLOSED DRAWINGS

R-1	Key Plan for Thru-Wall Flashing Membrane to be Retrofit
D-1	Existing Condition of Area 'A'
D-1a	New Thru-Wall Flashing Detail for Area 'A'
D-2	Existing Condition of Area 'D'
D-2a	New Thru-Wall Flashing Detail for Area 'D'
D-3	Existing Condition of Area 'C'
D-3a	New Thru-Wall Flashing Detail for Area 'C'

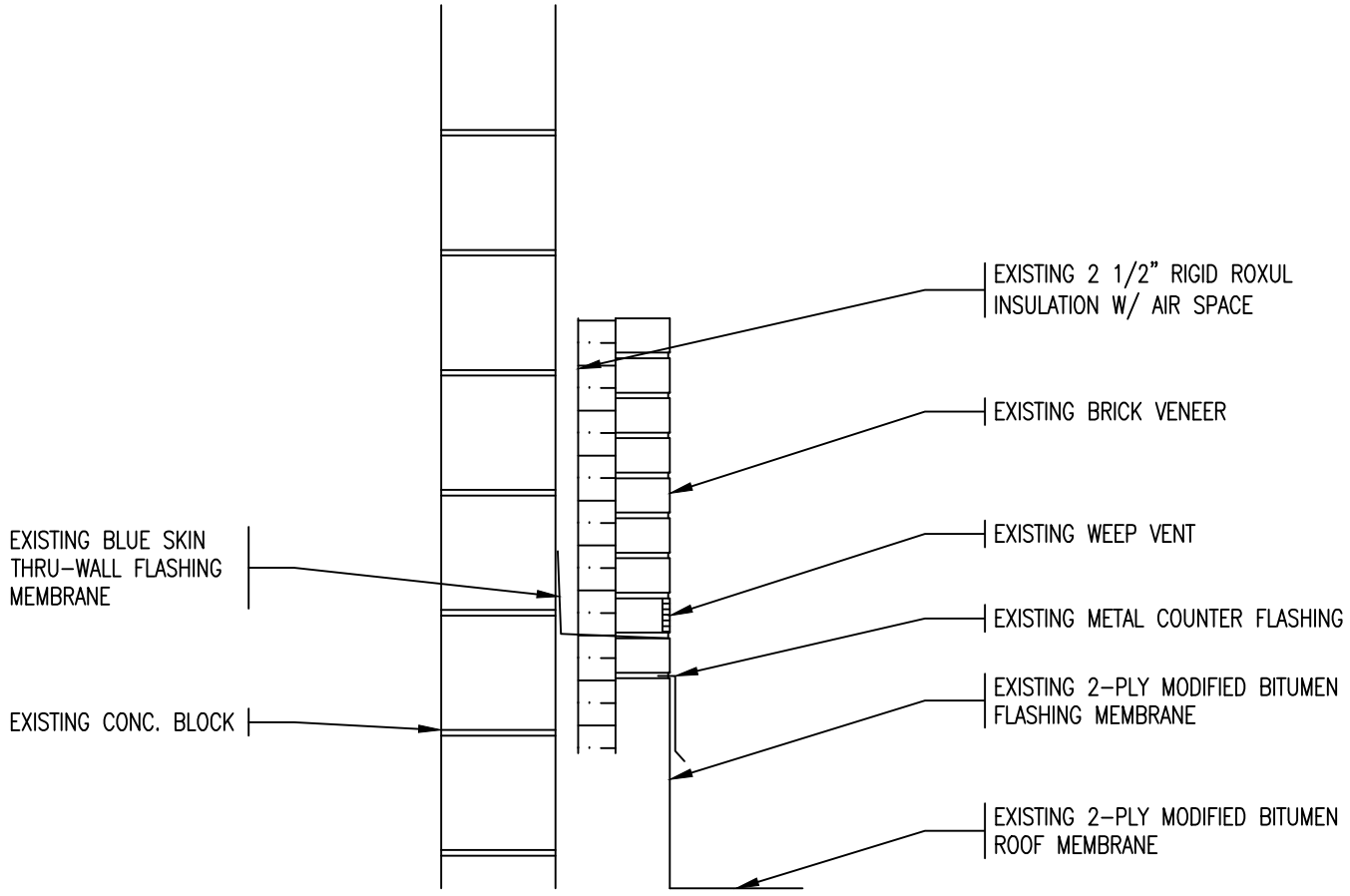


AREAS OF THRU-WALL FLASHING MEMBRANE TO BE RETROFIT

- AREA 'A' - 72 LINEAR FEET
- AREA 'B' - 2.5 LINEAR FEET
- AREA 'C' - 15.5 LINEAR FEET
- AREA 'D' - 15.5 LINEAR FEET
- AREA 'E' - 32" OF SOFT JOINT
- AREA 'F' - 32" OF SOFT JOINT
- AREA 'G' - 9 FEET OF SOFT JOINT

KEY ROOF PLAN
SCALE : 1" = 30'-0"

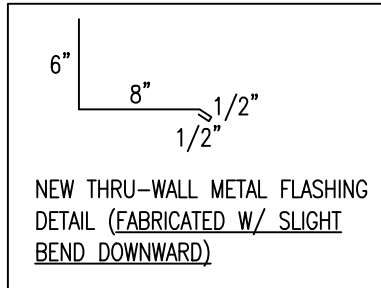
REMLAP BUILDING SERVICES INC. ROOF MAINTENANCE, DESIGN AND INSPECTION PROGRAMS BUILDING ENVELOPES (AIR/WAPOUR BARRIER/WATER PROOFING) SURVEYS AND CONDITIONS OF ROOFS AND BUILDINGS Christopher W. Palmer, C.E.T. 1407 Gore Road, Harrow, Ontario N0R 1G0 Tel: (519) 738-3458 Fax: (519) 738-4787	PROJECT ST. ANNE CATHOLIC SCHOOL THRU-WALL FLASHING RETROFIT 1000 THE RAPIDS PARKWAY, SARNIA ONTARIO	DATE : SEPTEMBER 2016 SCALE : AS SHOWN DRAWN BY : CWP
	CLIENT ST. CLAIR CATHOLIC DISTRICT SCHOOL BOARD	CHK. BY : CWP SHEET SIZE : 11"x17"
DATE (MM-DD-YY) 8-30-16 9-7-16	ISSUED FOR OWNER REVIEW TENDER	DRAWING TITLE KEY ROOF PLAN PROJECT FILE NO. RBS16-60 DRAWING NO. R-1



EXISTING DETAIL - AREA 'A'

SCALE : 1" = 1'-0"

REMLAP BUILDING SERVICES INC. R BEST ARCHITECTURAL, DESIGN AND SERVICES PROVIDER B QUALITY DELIVERED (NO/NEVER COMPROMISE/NEVER RESIST) S SUBJECT AND COMMITMENT OF WORDS AND DEEDS <small>1007 Glen Road Toronto, Ontario M8Z 1X9</small>	PROJECT ST. ANNE CATHOLIC SCHOOL THRU-WALL FLASHING RETROFIT	DATE : SEPTEMBER 2016 SCALE : N.T.S.
	CLIENT ST. CLAIR CATHOLIC DISTRICT SCHOOL BOARD	DRAWN BY : CWP CHK. BY : CWP SHEET SIZE : 8.1/2"x11"
DATE 9-30-16 9-7-16	ISSUED FOR OWNER REVIEW TENDER	PROJECT FILE NO. RBS16-60 DRAWING NO. D-1
1007 Glen Road Toronto, Ontario M8Z 1X9 Tel: (416) 738-3888 Fax: (416) 738-0737		DRAWING TITLE EXISTING CONDITION

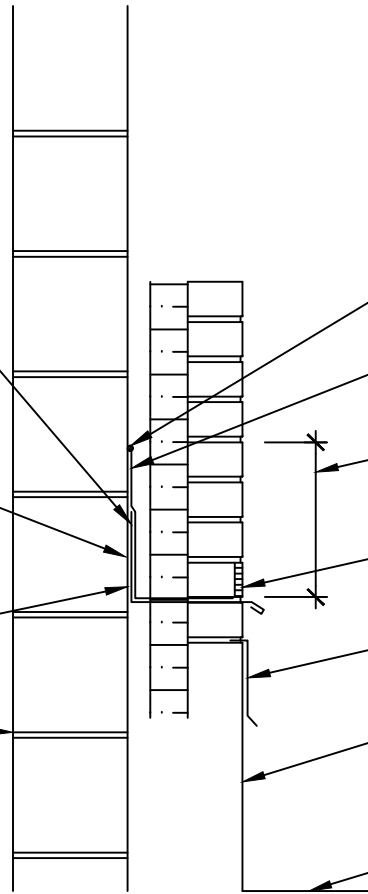


NEW THRU-WALL METAL FLASHING
DETAIL (FABRICATED W/ SLIGHT
BEND DOWNWARD)

EXISTING RIGID ROXUL
INSULATION TO BE CUT AND
REMOVED AT 4 COURSE BRICK
LOCATION (TO BE REUSED
ONCE NEW THRU-WALL
FLASHING MEMBRANE IS
COMPLETED)

SECURE NEW METAL FLASHING
AS DETAILED (ANCHORED TO
BLOCK AND BRICK)

EXISTING CONC. BLOCK TO
REMAIN AS IS



POLYBITUMIN SEALANT AS SPECIFIED

NEW BLUESKIN MEMBRANE ADHERED
MIN. OF 4" PAST EDGE OF METAL
FLASHING

REMOVE MIN. 4 COURSES OF BRICK
VENEER ABOVE EXISTING THRU-WALL
FLASHING

NEW WEEP VENT TO MATCH
EXISTING

EXISTING METAL COUNTER FLASHING
TO REMAIN AS IS

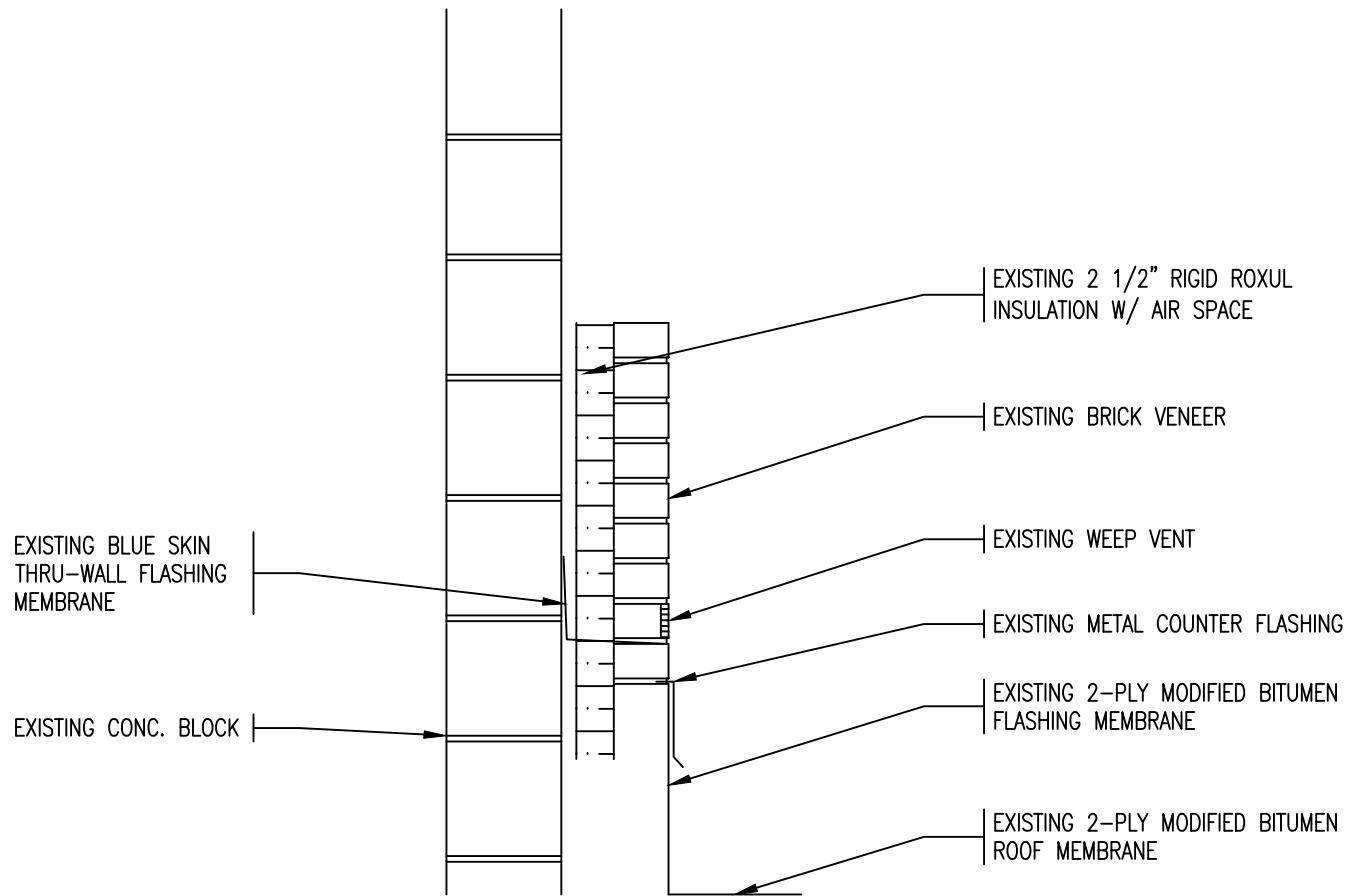
EXISTING 2-PLY MODIFIED BITUMEN
FLASHING TO REMAIN AS IS

EXISTING 2-PLY MODIFIED BITUMEN
ROOF MEMBRANE TO REMAIN AS IS
(PROTECTED W/ PLYWOOD AT ALL
LOCATIONS WHERE PROPOSED NEW
THRU-WALL FLASHING TO BE
COMPLETED)

NEW DETAIL - AREA 'A'

SCALE : 1" = 1'-0"

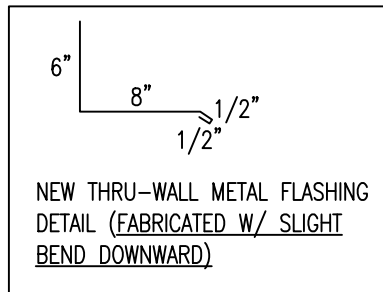
REMLAP BUILDING SERVICES INC. R NEW ARCHITECTURAL, DESIGN AND CONSTRUCTION SERVICES B BUSINESS DEVELOPMENT (NEW/REPAIR/ALTER/RENOVATION) S SURVEY AND CONSULTING OF ROADS AND UTILITIES <small>1407 Glen Road Rama, Ontario N0R 1G0</small>	PROJECT ST. ANNE CATHOLIC SCHOOL THRU-WALL FLASHING RETROFIT	DATE : SEPTEMBER 2016 SCALE : N.T.S. DRAWN BY : CWP
	CLIENT ST. CLAIR CATHOLIC DISTRICT SCHOOL BOARD	1000 THE RAPIDS PARKWAY, SARNAIA, ONTARIO CLIENT ST. CLAIR CATHOLIC DISTRICT SCHOOL BOARD
DATE (MM-DD-YY) 9-30-16 9-7-16	ISSUED FOR OWNER REVIEW TENDER	DRAWING TITLE PROPOSED NEW THRU-WALL FLASHING DETAIL



EXISTING DETAIL - AREA 'D'

SCALE : 1" = 1'-0"

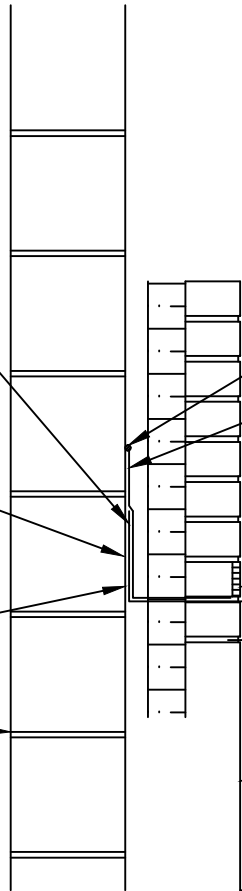
REMLAP BUILDING SERVICES INC. R BEST ARCHITECTURAL, DESIGN AND SERVICES PROGRAM B BUSINESS DEVELOPER (SIC/ARCHITECTURE/ENGINEERING) S SUBJECT AND CONSULTANT OF ROOFS AND BUILDINGS 1007 Glen Road Toronto, Ontario M8Z 1K2	PROJECT ST. ANNE CATHOLIC SCHOOL THRU-WALL FLASHING RETROFIT	DATE : SEPTEMBER 2016 SCALE : N.T.S. DRAWN BY : CWP
	CLIENT ST. CLAIR CATHOLIC DISTRICT SCHOOL BOARD	1000 THE RAPIDS PARKWAY, SARNAIA, ONTARIO CLIENT ST. CLAIR CATHOLIC DISTRICT SCHOOL BOARD
DATE (MM-DD-YY) 9-30-16 9-7-16	ISSUED FOR OWNER REVIEW TENDER	DRAWING TITLE EXISTING CONDITION



EXISTING RIGID ROXUL
INSULATION TO BE CUT AND
REMOVED AT 4 COURSE BRICK
LOCATION (TO BE REUSED
ONCE NEW THRU-WALL
FLASHING MEMBRANE IS
COMPLETED)

SECURE NEW METAL FLASHING
AS DETAILED (ANCHORED TO
BLOCK AND BRICK)

EXISTING CONC. BLOCK TO
REMAIN AS IS



POLYBUTYMIN SEALANT AS SPECIFIED

NEW BLUESKIN MEMBRANE ADHERED
MIN. OF 4" PAST EDGE OF METAL
FLASHING

REMOVE MIN. 4 COURSES OF BRICK
VENEER ABOVE EXISTING THRU-WALL
FLASHING

NEW WEEP VENT TO MATCH
EXISTING

EXISTING METAL COUNTER FLASHING
TO REMAIN AS IS

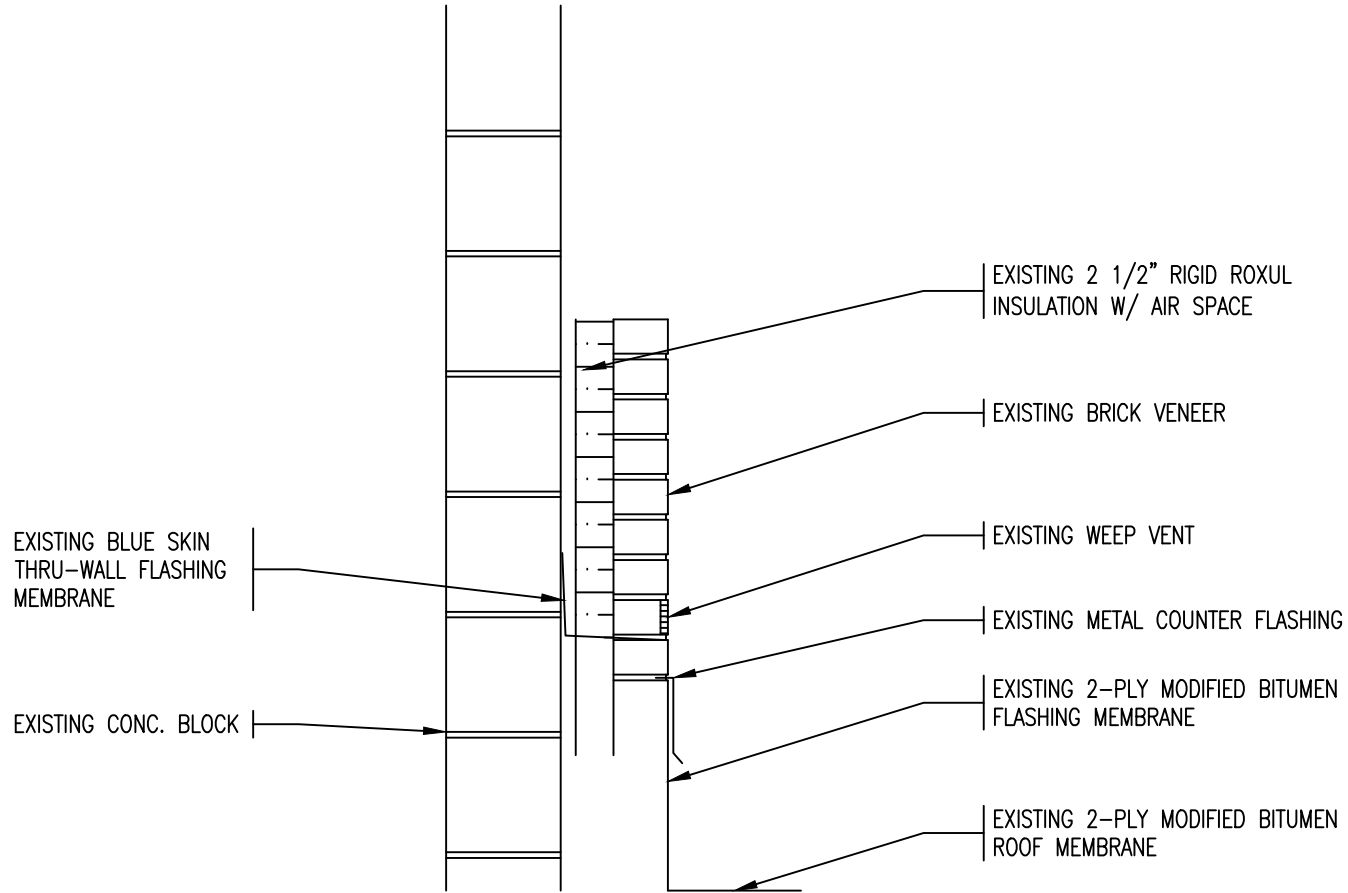
EXISTING 2-PLY MODIFIED BITUMEN
FLASHING TO REMAIN AS IS

EXISTING 2-PLY MODIFIED BITUMEN
ROOF MEMBRANE TO REMAIN AS IS
(PROTECTED W/ PLYWOOD AT ALL
LOCATIONS WHERE PROPOSED NEW
THRU-WALL FLASHING TO BE
COMPLETED)

NEW DETAIL - AREA 'D'

SCALE : 1" = 1'-0"

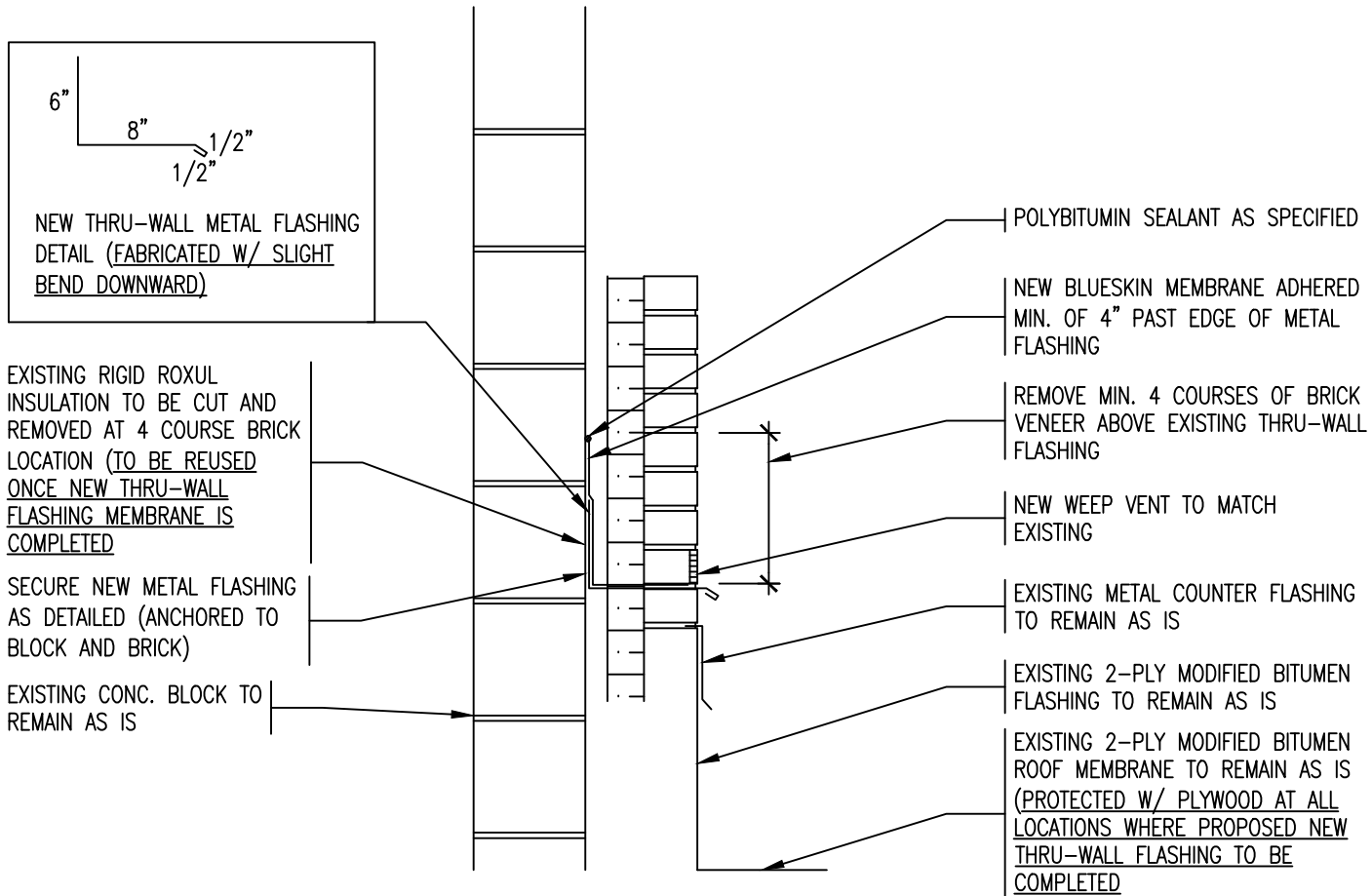
REMLAP BUILDING SERVICES INC. R BEST QUALITY SERVICE AND SUPPORT PROVIDED B BOLDLY CHALLENGED (OLD/NEW/OTHER PROJECTS) S SERVICE AND COMMITMENT TO OURS AND OURS <small>1607 Glen Road Toronto, Ontario M8Z 1G2 Tel: (416) 738-3888 Fax: (416) 738-0727</small>	PROJECT ST. ANNE CATHOLIC SCHOOL THRU-WALL FLASHING RETROFIT	DATE : SEPTEMBER 2016
	CLIENT ST. CLAIR CATHOLIC DISTRICT SCHOOL BOARD	SCALE : N.T.S. DRAWN BY : CWP
DATE (MM-DD-YY) 8-30-16	ISSUED FOR OWNER REVIEW	CHK. BY : CWP SHEET SIZE : 8.1/2"x11"
DATE 9-7-16	TENDER	PROJECT FILE NO. RBS16-60 DRAWING NO. D-2a



EXISTING DETAIL - AREA 'C'

SCALE : 1" = 1'-0"

REMLAP BUILDING SERVICES INC. R BEST ARCHITECTURAL, DESIGN AND SERVICES PROFESSIONALS B LICENSED ARCHITECTS (P.L./P.R.O. MEMBERS/OTHER REGISTRARS) S SUBJECTS AND CONDITIONS OF BIDS AND AGREEMENTS <small>1607 Glen Road Toronto, Ontario M8Z 1X9</small>	PROJECT ST. ANNE CATHOLIC SCHOOL THRU-WALL FLASHING RETROFIT	DATE : SEPTEMBER 2016 SCALE : N.T.S.
	CLIENT ST. CLAIR CATHOLIC DISTRICT SCHOOL BOARD	DRAWN BY : CWP CHK. BY : CWP
	1000 THE RAPIDS PARKWAY, SARNOIA, ONTARIO <small>16 (416) 738-3383 Fax (416)738-4707</small>	SHEET SIZE : 8.1/2"x11" PROJECT FILE NO. RBS16-60
DATE 9-30-16 9-7-16	ISSUED FOR OWNER REVIEW TENDER	DRAWING TITLE EXISTING CONDITION DRAWING NO. D-3



NEW DETAIL - AREA 'C'

SCALE : 1" = 1'-0"

REMLAP BUILDING SERVICES INC. R BEST ARCHITECTURAL, DESIGN AND SERVICES PROVIDERS B BUSINESS DEVELOPERS (POLYMER CONCRETE PRODUCTS) S SURVEYS AND CONSULTANTS OF ROOFS AND BUILDINGS <small>1607 Glen Road Huron, Ontario N2R 1G0</small>	PROJECT ST. ANNE CATHOLIC SCHOOL THRU-WALL FLASHING RETROFIT	DATE : SEPTEMBER 2016 SCALE : N.T.S. DRAWN BY : CWP
	CLIENT ST. CLAIR CATHOLIC DISTRICT SCHOOL BOARD	CHECKED BY : CWP SHEET SIZE : 8.1/2"x11"
	DRAWING TITLE PROPOSED NEW THRU-WALL FLASHING DETAIL	PROJECT FILE NO. RBS16-60 DRAWING NO. D-3a
DATE 8-30-16 9-7-16	ISSUED FOR OWNER REVIEW TENDER	