Request for Quote

Back-Up Generators – Crescent Valley, Winlaw & Slocan Fire Halls
Project No.: PRJ26027

Issue Date: November 26, 2026

Closing Location:
Project Management, Regional District of Central Kootenay
Box 590, 202 Lakeside Drive
Nelson, BC V1L 5R4

Closing Date and Time:
December 17, 2026 and 2:00 PM, Local Time

Robbie Kalabis
Project Manager
250.551.7367
RKalabis@rdck.bc.ca

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PART 1

1. Invitation & Instructions to Bidders

1.1 Executive Summary

The RDCK is seeking qualified firms for the supply and installation of backup generators and related equipment/materials at the Crescent Valley, Slocan and Winlaw Fire Halls.

1.2 Quote Documents

It is the responsibility of the Bidder to ascertain that they have received a full set of Quote documents. Upon submission of their Quote, the Bidder shall be deemed conclusively to have been in full possession of a full set of Quote Documents.

1.3 Enquiries

All enquiries related to this Quote are to be directed, in writing, to the following person who is hereby designated as the RDCK Representative:

Robbie Kalabis
Project Manager
Email: RKalabis@rdck.bc.ca

Enquiries will be accepted up to 10:00 am, December 11, 2026. Enquiries received after 10:00 am may not receive a response.

Information about this Request for Quote or any matter pertaining to the Services that is obtained from any source other than the RDCK Representative is not official and should not be relied upon. Enquiries that are directed to the RDCK Representative and responses will be recorded and MAY be distributed to all Bidders at the option of the RDCK.

1.4 Examination of Site(s) and Local Conditions

The Bidder must satisfy themselves as to the practicability of supplying the Services in accordance with the Contract; and shall be held to have satisfied themselves in every particular before submitting a Quote, by inquiry and by inspection of the Site(s) herein described.

If applicable, the Bidder should examine the Site(s) surroundings and, before submitting a Quote shall satisfy themselves as to the nature of the Site(s), the quantities and nature of the Services to be supplied and in general, shall obtain all relevant information as to risks, contingencies and other circumstances which may influence their Quote.

Bidders should make their own arrangements to visit the Site(s) indicated in Appendix A: Location and Site Photos.

1.5 Quote Closing Time and Location

Quotes will be accepted until the Closing Time and the Closing Location indicated on the cover page.

1.6 Quote Submissions

Faxed Quotes will not be accepted. Any Quote received after the Closing Time, or other than in the manner specified, will be considered disqualified and will be returned, unopened, to the Bidder.

A digital PDF format of the Quote may be sent by e-mail to: Tenders@rdck.bc.ca **and** RKalabis@rdck.bc.ca. Subject line to clearly read: **PRJ26027 – RFQ Fire Hall Back-Up Generators**.

The RDCK email server has about a 10 mb file size limit. Bidders are to ensure that they have gotten a confirmation of receipt of email prior to the closing time. Larger submissions should be broken down into 2 or more emails or arrangements should be made ahead of time for file transfer by Sharefile.

1.7 Ownership of Quote and Freedom of Information

All responses to this Request for Quote become the property of the RDCK. By submitting a Quote the Bidder agrees the RDCK has the right to copy the Quote Documents. Quotes will be held in confidence by the RDCK, subject to the provisions of the *Freedom of Information and Protection of Privacy Act* and any requirement for disclosure of all or a part of a Quote under that Act. The requirement for confidentiality shall not apply to any Quote that is incorporated into the Contract for the supply of the Services. Further, the RDCK may disclose all or part of any Quote to the RDCK Board at a public meeting of the RDCK Board of Directors, when making a recommendation for the award of the Contract.

1.8 RDCK's Right to Accept or Reject Quote

The lowest or any Quote will not necessarily be accepted. The RDCK reserves the right in its absolute discretion to: accept the Quote which it deems most advantageous and favourable in the interests of the RDCK; and waive informalities in, or reject any or all Quotes, in each case without giving any notice. In no event will the RDCK be responsible for the costs of preparation or submission of a Quote.

If there is only one compliant Quote received by the Closing Time, the RDCK reserves the right to accept the Quote or cancel the Quote process with no further consideration for the sole Quote. This includes the right to cancel this Request for Quote at any time prior to entering into the Contract with the Contractor. The RDCK reserves the right to cancel this Request for Quote at any time before execution of the Contract without being obligated to any Bidder regardless of whether there is one or more compliant Quotes.

Quotes that contain qualifying conditions or otherwise fail to conform to these Instructions to Bidders may be disqualified or rejected by the RDCK in its absolute discretion. The RDCK may at its sole discretion reject or retain for consideration Quotes which are non-conforming including Quotes that do not conform because they do not contain the content or form required by these Instructions to Bidders or because they have not complied with the process for submission set out herein.

1.9 No Claim for Compensation

Except as expressly and specifically permitted in these Instructions to Bidders, no Bidder shall have any claim for any compensation of any kind whatsoever, as a result of participating in the Request for Quote, and by submitting a Quote each Bidder shall be deemed to have agreed that it has no claim.

1.10 Confidentiality

Confidential information about the RDCK obtained by Bidders must not be disclosed unless authorized to do so, in writing, by the RDCK. The Bidder agrees that their obligation of confidentiality will survive the termination of any Contract awarded under this Quote process.

1.11 Irregularities and Informalities

The RDCK reserves the right, at its sole discretion to waive irregularities and informalities in any Quote and to seek clarification or additional information on any area of any Quote when it is in the best interest of the RDCK to do so.

1.12 Basis of Contract Award

Bidders are hereby notified that the RDCK intends to review and enter into the Contract for the supply of the Services based not only on the Quote price, but the Bidder's experience and qualifications considered essential by the RDCK to provide the Services requested and any other criteria the RDCK considers relevant in its absolute discretion, including the following:

a. the qualifications and experience necessary for the satisfactory performance of the assignment;
b. the capacity of the Bidder to supply the Services promptly;
c. the performance of the Bidder on similar projects, record of compliance with all statutes, regulations, and bylaws affecting the Bidder's previous supply of Services;
d. a positive reference referral from previous experience;
e. lowest price to the RDCK of having the Services supplied in accordance with the Request for Quote documents;
f. conformity of the Quote to the requirements set forth in the description of Services; and
g. conformance with the timing provided for in the Description of Services.

Bidders shall be competent and capable of supplying the Services.

The evaluation process will be conducted solely at the discretion of the RDCK. The RDCK may decide to utilize other criteria in the review of Quotes other than those set forth above; in particular, the price to supply the Services may not be the only or primary criterion that will be utilized by the RDCK. The RDCK reserves the right to make inquiries regarding any or all Quotes and to verify all information submitted by Bidders.

The RDCK reserves the right, at its discretion, to negotiate with any Bidder that the RDCK believes has the most advantageous Quote or with any other Bidder or Bidders concurrently. In no event will the RDCK be required to offer any modified terms to any other Bidder prior to entering into the Contract with the successful Bidder, and the RDCK shall incur no liability to any other Bidder as a result of such negotiations or modifications.

Bidders are advised that, after receipt of Quotes and prior to award of Contract, Bidders may be required to provide the RDCK with additional information concerning the Bidder or their Quote including, but not limited to, a further breakdown of relevant components of the proposed prices.

The RDCK reserves the right to reject any Quotes of a company that is, or whose principals are, at the time of submitting a Quote, engaged in a lawsuit against the RDCK in relation to the supply of goods or services.

The RDCK reserves the right to reject any Quotes of a company that owes, or whose principals owe, monies to the RDCK at the time of submitting a Quote.

1.13 Insurance

The Contractor must be able to meet the insurance requirements specified in Section 1 (t) of the Services Agreement in Appendix B. Proof of insurance shall be provided on the RDCK's standard form at the time of award.

1.14 Compliance with *Workers Compensation Act*

The Contractor shall be able to meet the WorkSafe BC requirements specified in the Services Agreement in Appendix B.

1.15 Health and Safety

The Contractor shall be solely and completely responsible for ensuring safety of all persons and property during the supply of the Services. This requirement shall apply during the Contract period and not be limited to normal working hours.

1.16 Sub-Contractors

The Contractor agrees to preserve and protect the rights of the RDCK with respect to any supply of Services or work performed under the Contract and shall:

a. enter into Contracts or written Agreements with the Sub-Contractors requiring them to supply Services and perform work in accordance with and subject to the terms and conditions of the Contract Documents; and
b. be as fully responsible to the RDCK for acts and omissions of the Sub-Contractors and of persons directly or indirectly employed by them as for acts and omissions of persons directly employed by the Contractor.

1.17 Form of Contract

By submission of a Quote, the Bidder agrees that, should it be identified as the successful Bidder, it is willing to enter into the Contract detailed in Appendix B with the RDCK within ten (10) days of the date of the Notice of Acceptance. The Contract will include of all documents listed below:

Notice to Proceed
Contract Agreement
    Schedule A: Scope of Work
    Schedule B: Pricing Schedules from Quote
Certificate(s) of Insurance
WorkSafe BC Clearance Letter

By submission of a Quote, the Bidder agrees that, should it be identified as the Contractor, it is willing provide to the RDCK the necessary Insurance Policies within ten (10) days of the date of the Notice of Acceptance.

2. Description of the Services

This Part shall be read with and shall form part of the Contract to be executed by the parties.

2.1 Detailed Scope of Work

2.1.1. General

As per the BC OHS regulations all fire halls built before 1990 have completed hazardous material surveys. The three Fire Hall's were constructed in the 1980's. No Asbestos containing materials (ACM) were identified in the building. There are a few areas of painted flooring that has been identified as having a high concentration of lead-based paint as per below.

Regional District of Central Kootenay December 12th-16th, 2016

Lead

Of the thirty six samples collected for lead in paint, three had lead content in excess of 1000 ppm:

- Crescent Valley fire department men's washroom **grey floor paint-2510 ppm**;
- Crescent Valley fire department main bay NW corner **red floor paint-5480 ppm**, and;

Results from both RDCK Infrastructure Inventory Lists and/or Building Assessment Reports by Western Canada Safety Services Ltd will be provided upon request.

The Contractor must provide a minimum 7 days' notice to the Fire Chief and the Project Manager prior to mobilizing. The Contractor must not restrict the use of the hall and parking lot for emergency response. Contractor to notify the Fire Chief of schedule for all site deliveries, bin drop offs and removals.

2.1.2. Installation

1. Inspect facility in order to determine optimal location of equipment, confirm minimum generator capacity required for:
    a. Crescent Valley Fire Hall 200A 120v 1PH system and any/all modifications and/or additions to the existing electrical systems to accommodate the generator system.
    b. Slocan Fire Hall 200A 120/208v 3PH system and any/all modifications and/or additions to the existing electrical systems to accommodate the generator system.
    c. Winlaw Fire Hall 200A 120v 1PH system and any/all modifications and/or additions to the existing electrical systems to accommodate the generator system.
2. Obtain all required permits for the work.
3. Supply and install a new 60kW generator (LPV-fueled / liquid cooled /1800 rpm) and all required wiring, and circuitry at each Fire Hall. Generators shall include full sound enclosure, digital control

panel, block heater, premium sealed battery, battery warmer and charger, and 5-year Manufacturer's warranty.

4. Supply and install a 200A Auto Transfer Switch and disconnect switch (exterior rated if applicable) at each location.
5. Coordinate work with that of the fuel system supplier, and electrical utility provider. Contractor shall be responsible for submitting TSBC affidavit(s) to Utility Provider and Owner and all costs for service disconnects and reconnects.
6. Ensure system is functioning reliably and instruct fire hall personnel on proper equipment operation and basic maintenance.
7. Remove all equipment, debris, and supplies from site and thoroughly inspect and sweep affected areas to ensure no fasteners or similar hazards remain.
8. Make good any damage to adjacent surfaces. Ensure any/all building envelope penetrations are sealed and weatherproofed.
9. Provide Operations & Maintenance manual and all equipment manufacturer's warranty information.

2.1.3. Equipment

Generators shall be as described in the following links or equivalent:
https://www.generac.com/globalassets/products/residential/standby-generators/spec-sheets/rg048-060-080_protectorseries_liquid-cooled-gaseous-engine_specsheet.pdf.

2.1.4. Methodology

The bidder shall identify in their response, the methodology and associated timeframes, assumptions and exclusions which will enable them to successfully meet the requirements of the request for quote. The Bidder should provide product cut sheets, drawings or a catalogue page for each product specified.

2.2 Contractor's Control of Supply of Services

The Contractor shall have complete control in respect of the supply of the Services and shall effectively direct and supervise the supply of the Services using its best skill and attention. The Contractor shall be solely responsible for all means, methods, techniques, sequences and procedures required for the supply of the Services and for coordinating all parts of the supply of the Services under the Contract.

The Contractor shall carefully examine the Contract Documents and shall promptly report to the RDCK Representative any error, inconsistency or omission they may discover. Although the RDCK may agree to special methods of supplying the Services, the Contractor will not be relieved of their responsibility for the result. The RDCK's agreement with such special methods shall not constitute ground for claims for the Contractor for any additional payment, nor for relief of their responsibility for the methods used.

2.3 Contractor's Responsibilities

All equipment, labour, materials and associated costs for the supply of the Services will be the responsibility of the Contractor. The Contractor shall have the required expertise to supply the Services in a competent manner. The Contractor's responsibilities shall include, but not be limited to the following:

a. The Contractor shall safeguard workers by ensuring clean, functional clothing, protective gloves and footwear, in accordance with Worker's Compensation Board regulations, is worn during the performance of the Contract.
b. The Contractor shall present a positive image to residents by using clean, attractively painted, well maintained vehicles. The Contractor's vehicles shall be maintained in a clean, functional and operational condition with reference to relevant health or sanitary regulations.
c. The Contractor shall prominently display their name, telephone number and vehicle identification number on each vehicle to be used in the performance of the Contract.

APPENDICES

Appendix A1: Crescent Valley Fire Hall Location and Site Photos

Appendix A2: Slocan Fire Hall Location and Site Photos

Appendix A3: Winlaw Fire Hall Location and Site Photos

Appendix A4: Additional Documentation

- Generac Protector ® Series Standby Generators Liquid-Cooled Caseous Engine spec sheets
- December 2016 Assessment of Six Firehalls: For Asbestos, Lead and Other Identified Hazards Submitted by: Richard Forget MSc(A), CIH, CRSP Director, Western Canada Safety Services Ltd

Appendix B: Sample Agreement & Insurance Requirements

APPENDIX A1: CRESCENT VALLEY FIRE HALL

Crescent Valley Fire Hall located at 1365 Highway 6

https://www.google.com/maps/place/Crescent+Valley+Volunteer+Fire+Department/@49.4493212,-117.5591357,157m/data=!3m1!1e3!4m6!3m5!1s0x537ccee844d1d17d:0xaacc8fe5456879f0!8m2!3d49.4493847!4d-117.5593107!16s%2Fg%2F11gxp6_wkx?entry=ttu&g_ep=EgoyMDI2MTAxOS4wIKXMDSoASAFQAw%3D%3D







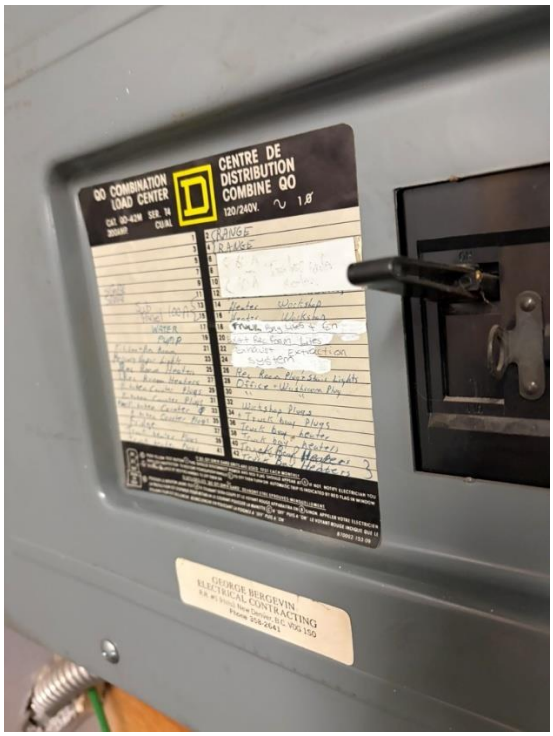







WASHER
DRYER
EXT
EXT


PELIGRO
DANGER


QO COMBINATION LOAD CENTER
CENTRE DE DISTRIBUTION COMBINE QO
120/240V.
RANGE
RANGE
GEORGE BERGEVIN ELECTRICAL CONTRACTING





FIRE HALL ELECTRICAL REVIEW

Overview

Fire Hall:	Crescent Valley Fire Hall
Review date:	December 13/2022
Review completed by:	Travis Henry @ ADM Electric Ltd
Potential future electrical changes identified:	Programmable stats for heaters, led lites retrofit, heat pump repairs, replace o/h doors

General

Total number of panels:	3	General notes:	Square "D" panels
Electrical supply phase:	Single phase		

Electrical Panel No: 1

Main or pony panel:	Main	Ampacity:	200A
Location:	Mechanical room	Voltage:	120/240V
Significant loads:	50A DP (Tankless hwt) 40A DP (Air compressor) 40A DP (Bay heater) 15A DP (Water pump) 40A DP (Range) 30A DP (Heat pump)	Available capacity:	200A - 90A = 110A
		Available breaker space:	4 spaces
		Modifications required for exhaust system and cost:	None - $0

Notes: We turned on all large loads, & did an ampacity test. 90A was recorded. Panel is full, but 8 x 15A SP breakers could be replaced by 4 (15-15A) tandem breakers freeing up 4 spaces.

Electrical Panel No: 2

Main or pony panel:	Pony	Ampacity:	100A
Location:	Next to main	Voltage:	120/240V
Significant loads:	30A DP (Dryer)	Available capacity:	
		Available breaker space:	19 spaces
		Modifications required for exhaust system and cost:	None -$0

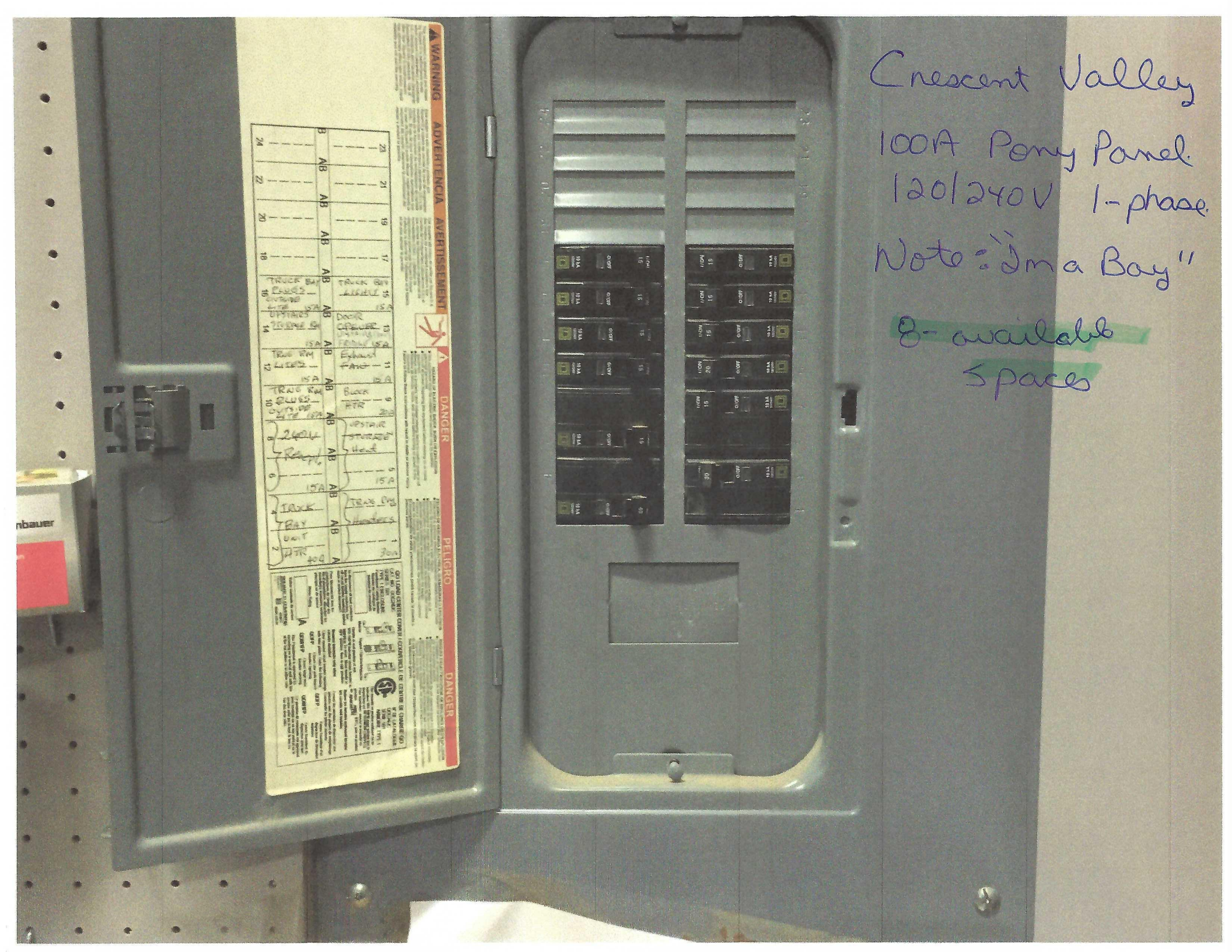
Notes: Panel has much room (19 spaces)

Electrical Panel No: 3

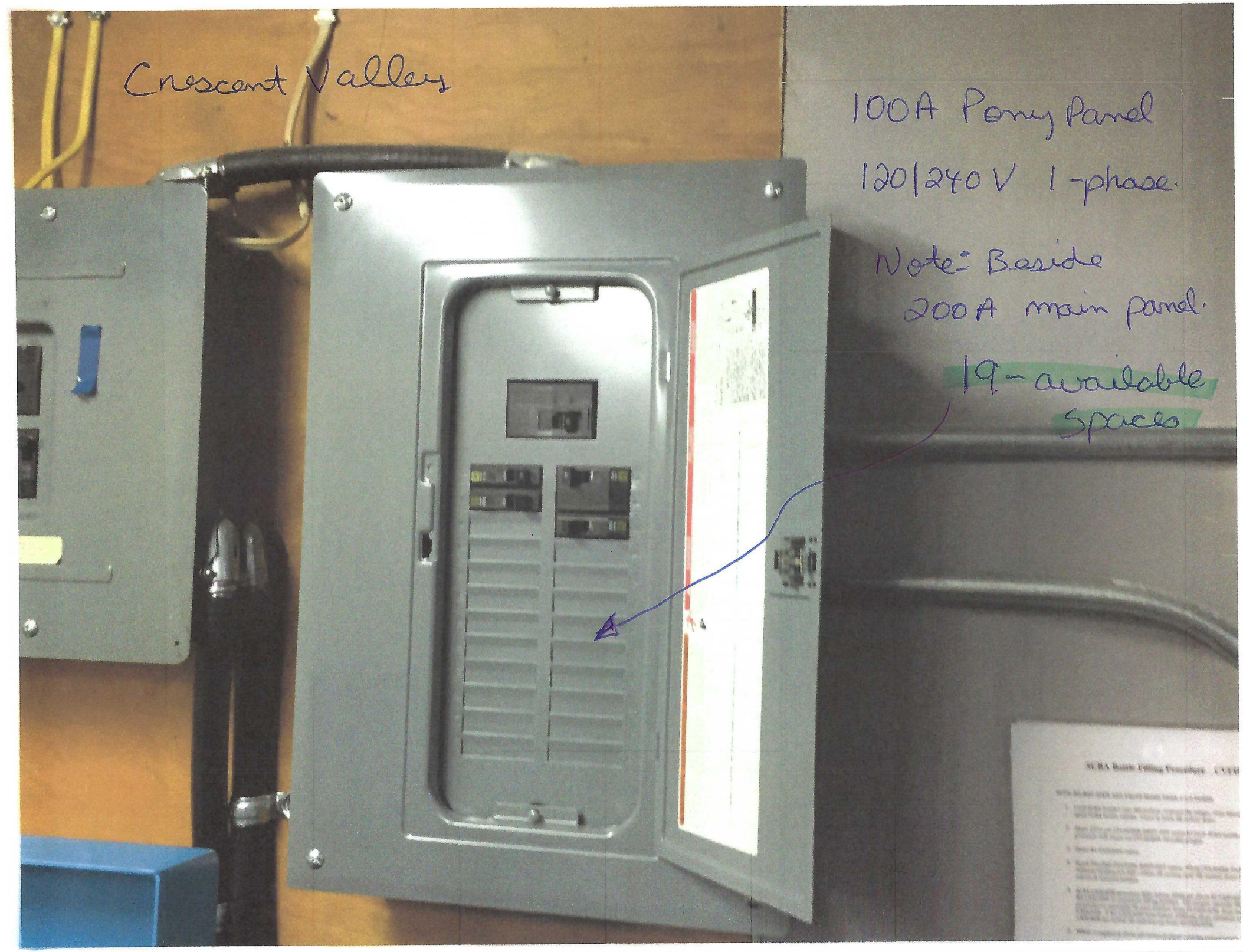
Main or pony panel:	Pony	Ampacity:	100A
Location:	In a Truck bay	Voltage:	120/240V
Significant loads:	40A DP (Bay heater) 15A DP (Baseboard heaters) 30A DP (Bay heater)	Available capacity:	
		Available breaker space:	8 spaces
		Modifications required for exhaust system and cost:	None - $0

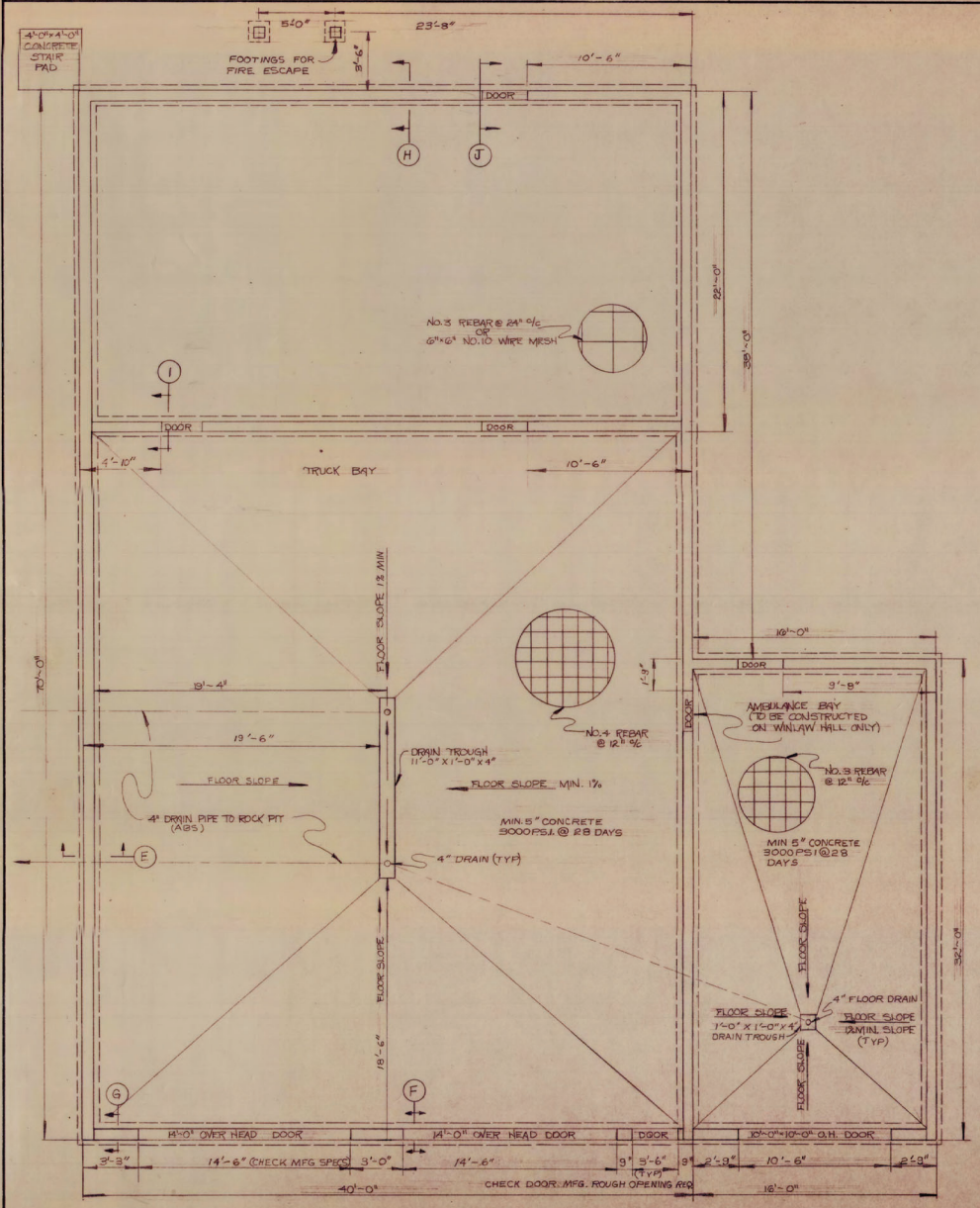
Notes:

If additional panels, include number of additional pages:


Crescent Valley
100A Pony Panel.
120/240V 1-phase.
Note: "In a Bay"
8- available
spaces
WARNING ADVERTENCIA AVERTISSEMENT
DANGER
PELIGRO
DANGER


Crescent Valley
QO COMBINATION LOAD CENTER
CENTRE DE DISTRIBUTION COMBINE QO
8 - 15A SP breakers could be replaced by 4 - (15 - 15A) tandem breakers freeing up 4 - spaces
200A Main Panel
120/240 V 1-phase


Crescent Valley
100A Pony Panel
120/240 V 1-phase.
Note: Beside
200A main panel.
19-available
spaces



FOUNDATION PLAN
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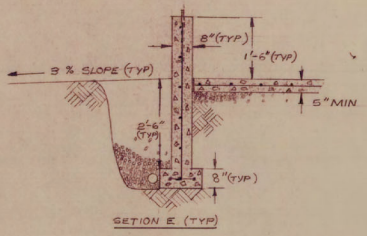

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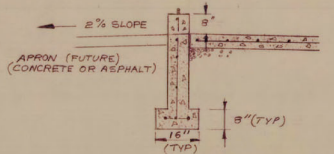

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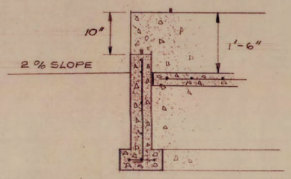
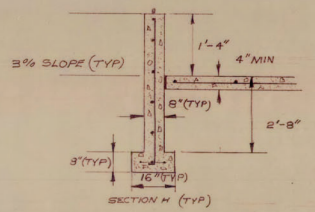


SECTION G (TYP)



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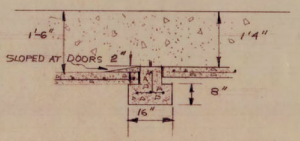
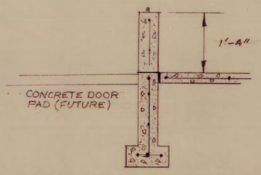


SECTION I

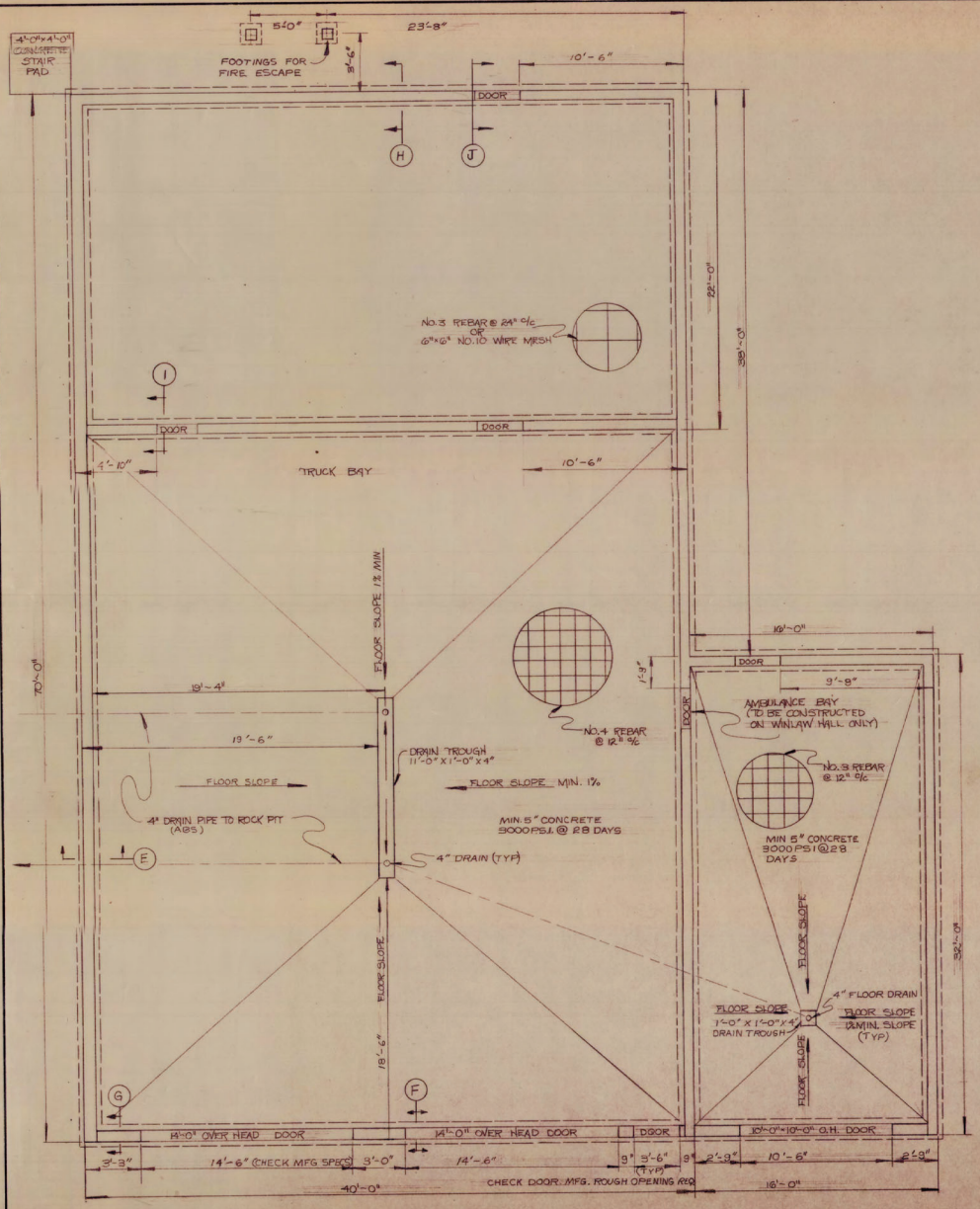


SECTION J

SCALE 1/8" = 1'-0"

AREA "H" FIREHALLS

D.L.C. DESIGN SERVICES		BOX 4, SITE 12, RR1, SOUTH SLOCAN B.C. 359-7463
DRAWN FOR: REGIONAL DISTRICT OF CENTRAL KOOTENAY AREA "H" FIREHALLS AT CRESENT VALLEY, PASSMORE, & WINLAW B.C.	NO	DATE / BY / REVISIONS
SHEET NO. 4 OF 4	SCALE AS SHOWN DATE 86/09/01	DRAWN BY DON CROMACK, KATHY LOGAN CHK'D BY J. Nesbitt A.Sc.T.
DWG. NO. A-04		



FOUNDATION PLAN
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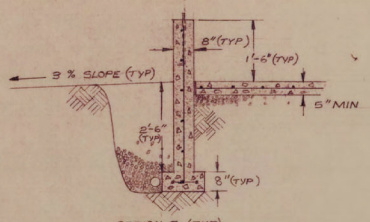

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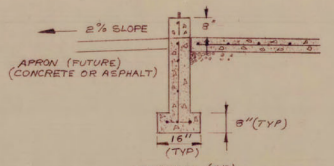

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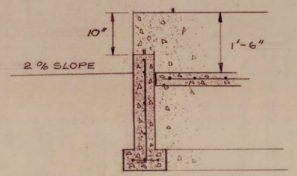

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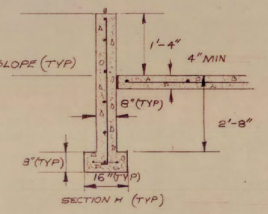

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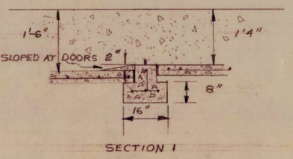

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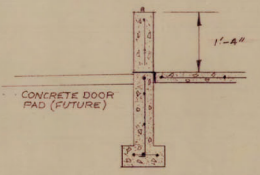
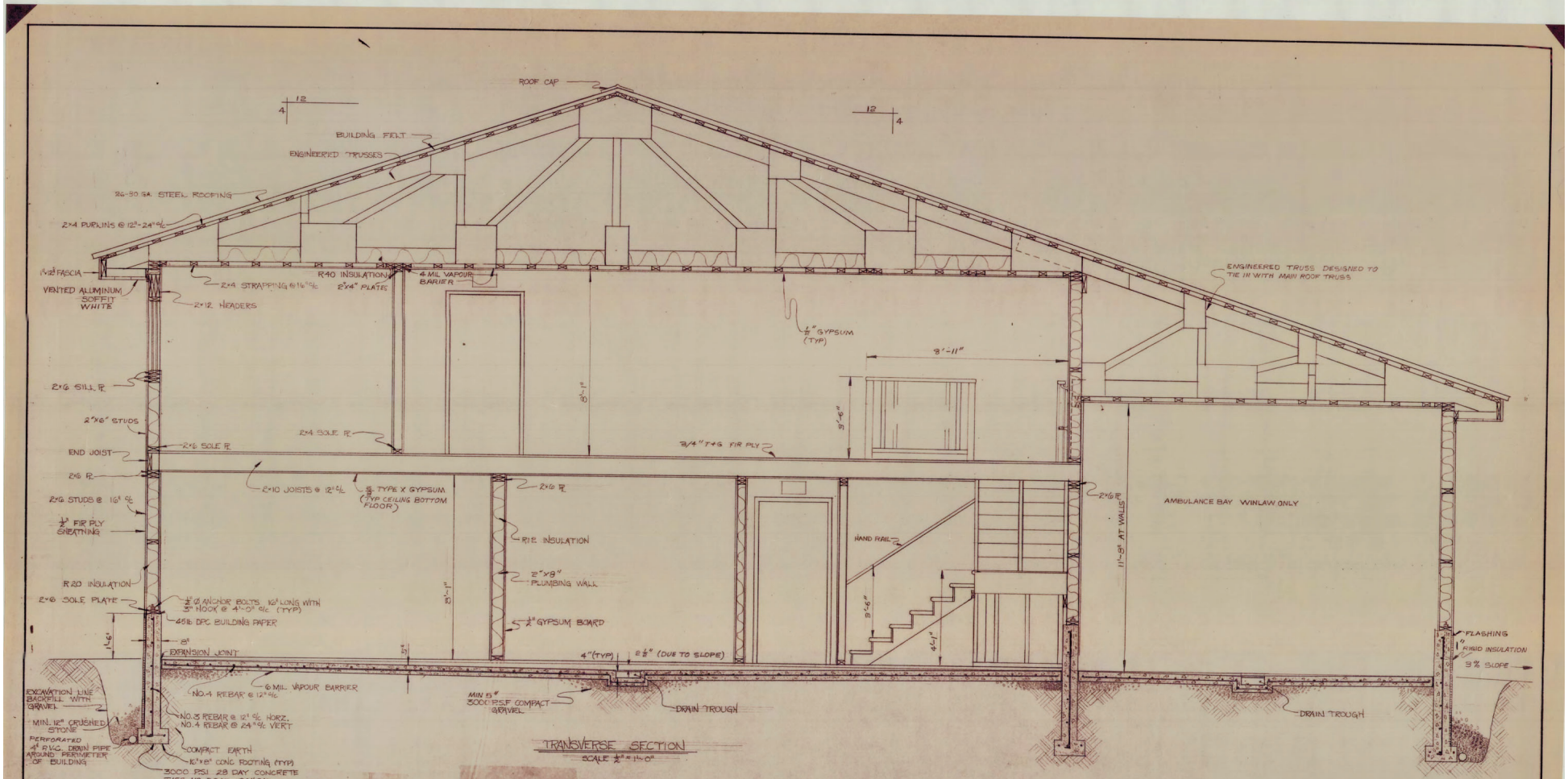


SECTION J

SCALE 1/8"=1'-0"

AREA "H"

D.L.C. DESIGN SERVICES		BOX 4, SITE 12, RR1, SOUTH SLOCAN B.C. 359-7463	
DRAWN FOR: REGIONAL DISTRICT OF CENTRAL KOOTENAY AREA "H" FIREHALLS AT CRESENT VALLEY, PASSMORE, & WINLAW B.C.		NO DATE BY REVISIONS	
SHEET NO. 4 OF 4	SCALE AS SHOWN DATE 86/09/01	DRAWN BY DON CROMACK KATHY LOGAN CHK'D BY	DWG. NO. A-04



TRANSVERSE SECTION
SCALE 1/2" = 1'-0"

General Notes

--Contractors to verify all dimensions before proceeding
--all construction to comply with National Building Code 1980 edition
--all electrical to comply with Canadian Electrical Code 15th edition
--all plumbing to comply with Provincial of British Columbia Plumbing Code 1980 edition
--all balcony railings and EXTERIOR STAIR hand rails to be 3'-5"in height

--ambulance bay to be constructed in Winlaw Firehall only

Specifications

Concrete

--concrete slabs to be treated with Clearseal or its equivalent
--all gravel for concrete to meet CSA standards
--all concrete to be 3000 PSI @ 28 days
--control joins in slab to be provided every 430.6 sq. ft. (40 metres squared)
--all footings to be ON UNDISTURBED SOIL
BELOW FROSTLINE (2'-6") CAST TO TOP OF FOOTING
--concrete slab to have 1/2" expansion joints between footing and slab
--reinforcing bar in floor slab to be:
No. 4 Bar @ 12" c/c in truck bay
No. 3 Bar @ 12" c/c in ambulance bay
No. 3 Bar @ 24" c/c or 6x6 No. 10 wire mesh in office/storage area
--reinforcing bar in foundation wall to be:

single row No. 4 bar @ 24" c/c vertical
single row No. 3 bar @ 12" c/c horz.

--reinforcing bar in footing to be:

3 rows No. 3 bar or 2 rows No. 4 bar horizontal
--No. 3 bar ties @ 24" c/c
--truck and ambulance bays to have min. 1% slope on floor slab to drains
--concrete slab to be min. 5" thick in truck and ambulance bays
--concrete slab to be min. 4" thick in office/storage area

Vapour Barrier

--6 mil polyethylene below slab
--4 mil polyethylene inside face of insulated walls & ceiling

Insulation

--to be R20 on exterior stud walls
--to be R40 on ceilings
--install R12 insulation in washroom walls for soundproofing
--insulation to be 1" rigid around perimeter of building on concrete wall down to footing

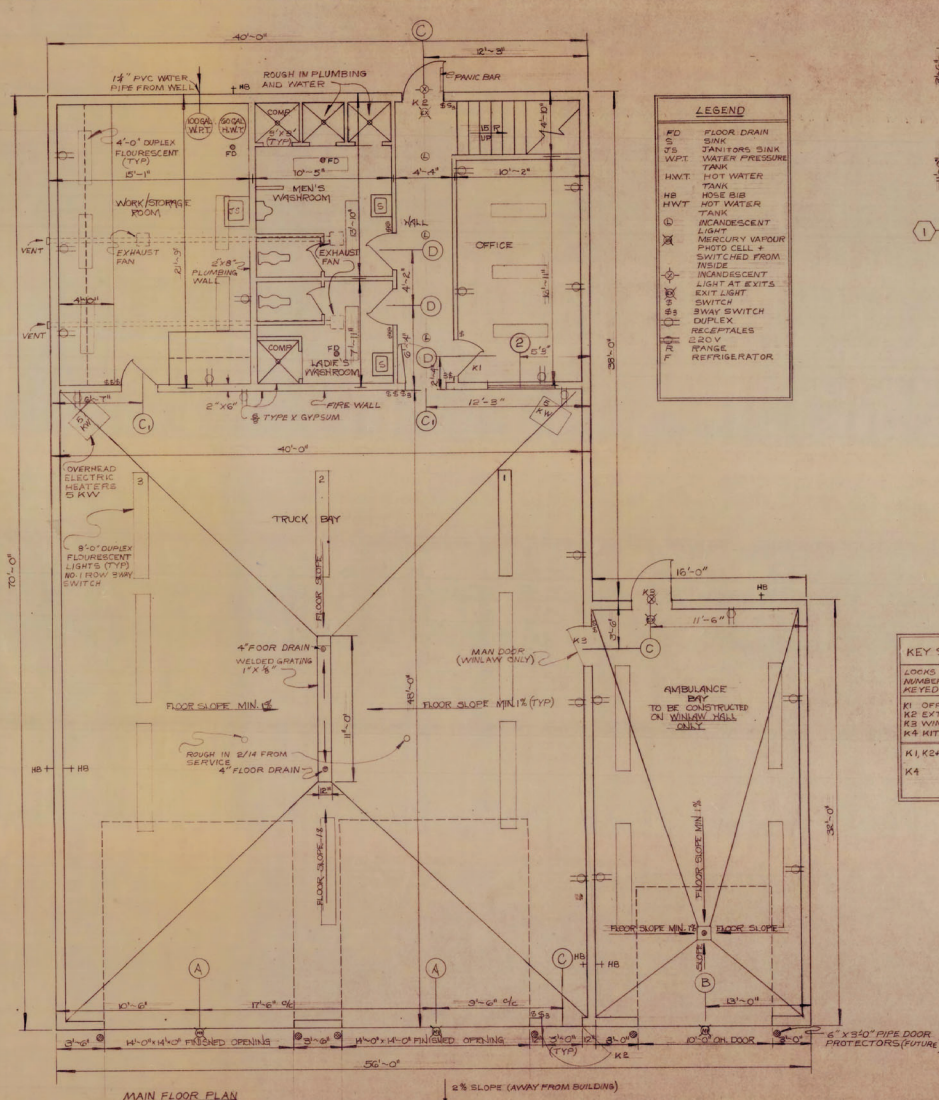
Walls

--caulk over and around all exterior openings
--framing lumber shall be Douglas Fir construction grade or better
--all wood plates should have 45 lb. roofing p. p.c. with 1/2" bolts x 16" @ 3'-0" on centre
--all lintels to be 3-2x12"s unless otherwise noted
--sheathing to be 1/2" EXTERIOR GRADE FIR
--finished siding not to be supplied or installed by contractor
--5/8" type X Gypsum board to installed on walls & ceiling in truck & ambulance bays on both sides of the partition wall dividing truck bay from office, storage, bathrooms, kitchen & rec. room
--5/8" type X Gypsum board to be installed on ceilings in office, washroom hall, & storage area
--all other walls & ceilings to be covered by 1/2" Gypsum board
--exterior walls to be diagonally braced from corners

Roof

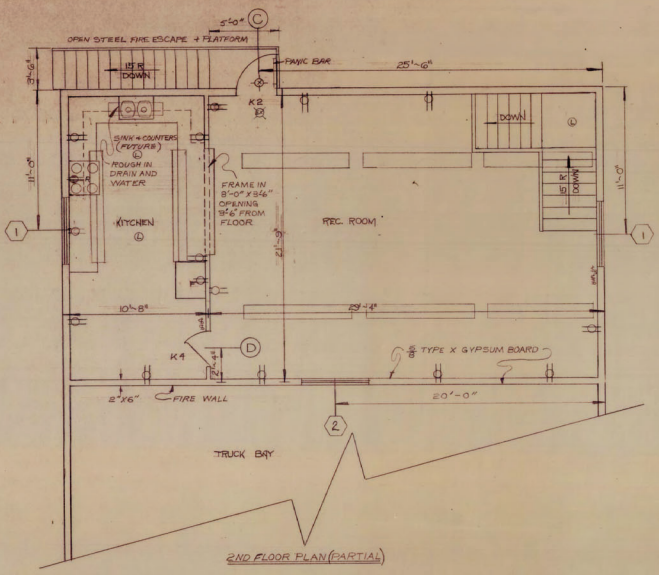
--purlins to be 2x4 on 12" to 24" c/c depending on roofing manufacturers specifications
--wooden roof trusses to be engineered by an approved truss manufacturer
--bottom chords on trusses to be designed to support two 14' x 14' overhead doors in truch bay & one 10' x 10' over head door in ambulance bay
--4' overhang ladder system to be designed by truss engineer
--trusses to be designed for a ground snow load of 75 lb./ft. squared

D.L.C. DESIGN SERVICES		BOX 4, SITE 12, RR 1 SOUTH SLOCAN B.C. 359-7463
PREPARED FOR: REGIONAL DISTRICT OF CENTRAL KOOTENAY AREA "H" FIREHALLS AT CRESCENT VALLEY, PASSMORE & WINLAW BC	NO	DATE / BY / REVISIONS
SHEET NO. 3 OF 4	SCALE 1/2" = 1'-0"	DRAWN BY DON CROMACK, KATHY LOGAN
	DATE 86/09/01	CHK'D BY: A. Hawkins A.S.T.
		DWG. NO: A-03



LEGEND

FD	FLOOR DRAIN
S	SINK
JS	JANITORS SINK
W.P.T.	WATER PRESSURE TANK
H.W.T.	HOT WATER TANK
HB	HOSE BIB
H.W.T.	HOT WATER TANK
	INCANDESCENT LIGHT
	MERCURY VAPOUR PHOTO CELL + SWITCHED FROM INSIDE
	INCANDESCENT LIGHT AT EXITS
	EXIT LIGHT
S	SWITCH
3S	3 WAY SWITCH
	DUPLEX RECEPTALES
220 V	
R	RANGE
R	REFRIGERATOR



KEY SCHEDULE

LOCKS WITH MATCHING NUMBERS TO BE KEYED THE SAME
K1 OFFICE K2 EXTERIOR K3 WINLAW ONLY K4 KITCHEN
K1, K2+K3 A502 DL WIESER K4 A102 WIESER

DOOR SCHEDULE

	NO. REQUIRED	DESCRIPTION
A	2 PER BUILDING	14'-14' OVER HEAD DOOR (PANEL TYPE) SEVEN SECTIONS WOOD MANUAL CHAIN OPERATED INSULATED R-9 (CENTRE SECTIONS GLAZED)
B	1 FOR WINLAW HALL ONLY	10'-10' OVER HEAD DOOR (PANEL TYPE) 5 SECTIONS WOOD MANUAL CHAIN OPERATED INSULATED R8 (CENTRE SECTIONS GLAZED)
C C1	5 PER BUILDING 1 FOR WINLAW	3'-0" x 7'-0" EXTERIOR MAN DOOR — INSULATED STEEL PRE HUNG
D	4 PER BUILDING	2'-8" x 6'-8" INTERIOR DOOR — SOLID CORE WOOD STAMPED 20 MIN. FIRE RATING PRE HUNG

WINDOW SCHEDULE

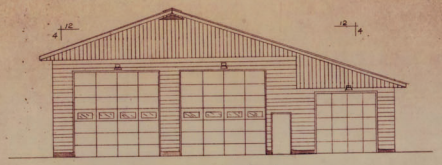
	NO. REQUIRED	DESCRIPTION
1	2 PER BUILDING	5'-0" x 3'-0" DUO-PANE THERMO GLASS 24 OZ ½" AIR SPACE SLIDING
2	2 PER BUILDING	5'-0" x 3'-0" THERMO GLASS 24 OZ. ½" AIR SPACE NON OPENING

D.L.C. DESIGN SERVICES
BOX 4, SITE 12, RR 1
SOUTH SLOCAN B.C.
359-7463

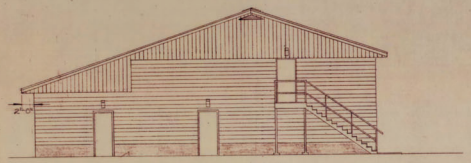
PREPARED FOR:
REGIONAL DISTRICT OF CENTRAL KOOTENAY
AREA "H" FIREHALLS AT CRESENT VALLEY, PASSMORE & WINLAW B.C.

NO	DATE	BY	REVISIONS

SHEET NO. 2 OF 4	SCALE 1/4" = 1'-0"	DRAWN BY DON CROMACK KATHY LOGAN	DWG. NO. A-02
	DATE 86/09/01	CHK'D BY J. Hunsberry A.S.T.	



FRONT ELEVATION



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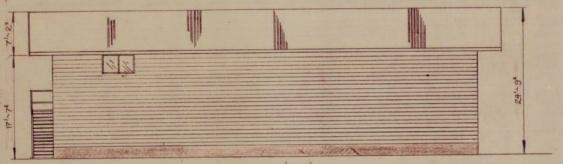
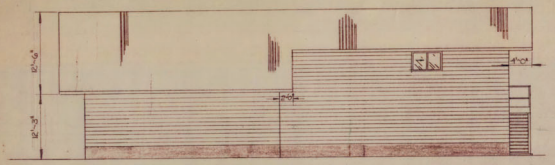
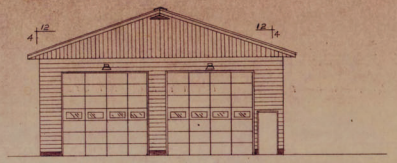


LEFT ELEVATION

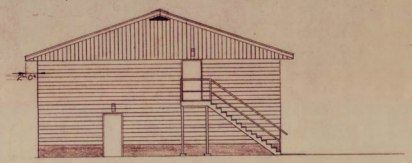


RIGHT ELEVATION

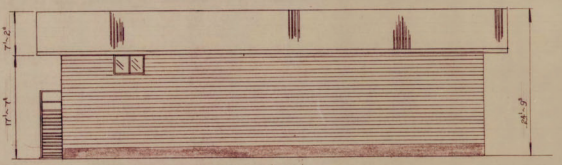
WINLAW FIREHALL ELEVATIONS
SCALE 1/8" = 1'-0"



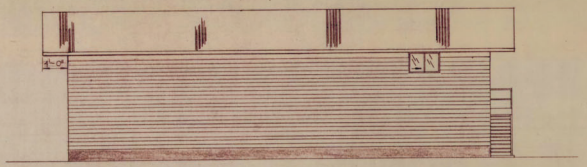
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

VALLEY & PASSMORE FIREHALL ELEVATIONS
SCALE 1/8" = 1'-0"

D.L.C. DESIGN SERVICES			BOX 4, SITE 12, RR1 SOUTH SLOCAN, B.C. 359-7463
DRAWN FOR: REGIONAL DISTRICT OF CENTRAL KOOTENAY AREA "H" FIREHALLS AT CRESCENT VALLEY, PASSMORE & WINLAW B.C.		NO DATE BY REVISIONS	
SHEET NO 1 OF 4	SCALE 1/8" = 1'-0" DATE 86/09/01	DRAWN BY DON CROMACK KATHY LOGAN CHK'D BY A. Sc. T.	DWG NO A-01

APPENDIX A2: SLOCAN FIRE HALL

Slocan Fire Hall located at 8877 Slocan South Rd

https://www.google.com/maps/place/Slocan+Fire+Hall/@49.7599129,-117.4701332,250m/data=!3m1!1e3!4m6!3m5!1s0x537c971af3a7be0d:0x63e553eec90b6bd9!8m2!3d49.7598751!4d-117.4698402!16s%2Fg%2F11b5wlt1js?entry=ttu&g_ep=EgoyMDI2MTAxOS4wIKXMDSoASAFQAw%3D%3D

















FIRE HALL ELECTRICAL REVIEW

Overview

Fire Hall:	Slocan Fire Hall
Review date:	December 13/2022
Review completed by:	Travis Henry @ ADM Electric Ltd
Potential future electrical changes identified:	Programmable stats, timer for fans

General

Total number of panels:	3
Electrical supply phase:	Three Phase

General notes: Fire chief has pictures of all panels & safety infraction.***** Note: 3-phase 100A pony panel is fed incorrectly.*****

Electrical Panel No: 1

Main or pony panel:	Main
Location:	Mechanical room
Significant loads:	Heaters, Air compressor, Hot water tank, Dryer, Baseboard heaters, Heat pump, Range, Garage heaters
Ampacity:	200A
Voltage:	208/120V
Available capacity:	200A - 145A = 55A
Available breaker space:	None (Panel is full)
Modifications required for exhaust system and cost:	None - $0

Notes: Fire chief has pictures of panels.We turned on all large loads and did an ampacity test. 145 amps was recorded (highest leg) Panel is full.

Electrical Panel No: 2

Main or pony panel:	Pony
Location:	Right beside main panel
Significant loads:	
Ampacity:	100A
Voltage:	208/120V
Available capacity:	100A - 40A = 60A
Available breaker space:	many spaces
Modifications required for exhaust system and cost:	None - $0

Notes: There is enough room in this panel to add a 30A 3-pole breaker for "exhaust extraction system". We did an amperage test, 40 amps was recorded (highest leg).

Electrical Panel No: 3

Main or pony panel:	Pony
Location:	New addition
Significant loads:	
Ampacity:	
Voltage:	208/120V
Available capacity:	
Available breaker space:	
Modifications required for exhaust system and cost:	None - $0

Notes: Unsure of ampacity (Need pictures from fire chief)

If additional panels, include number of additional pages:

PLAN SHOWING FIRE HALL LAYOUT AND REFERENCING ON LOT 3, PLAN NEP_____, D.L. 395, KOOTENAY DISTRICT. SLOCAN CITY.

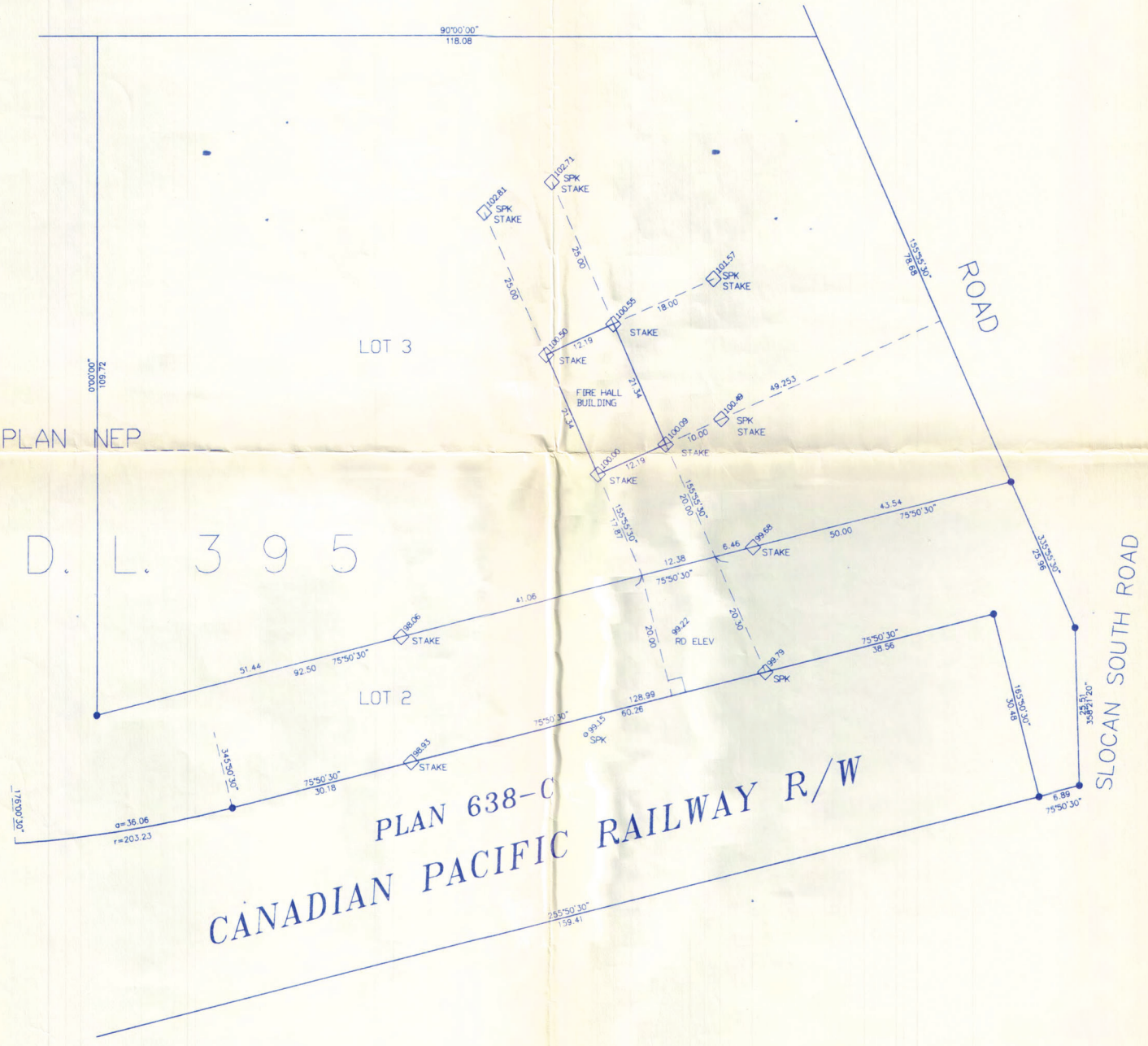
BCGS 82F. 073

SCALE 1:500

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED.

10 5 0 10 20 30 40 50 metres





PREPARED BY

INTERMOUNTAIN ENGINEERING AND SURVEYING LTD.

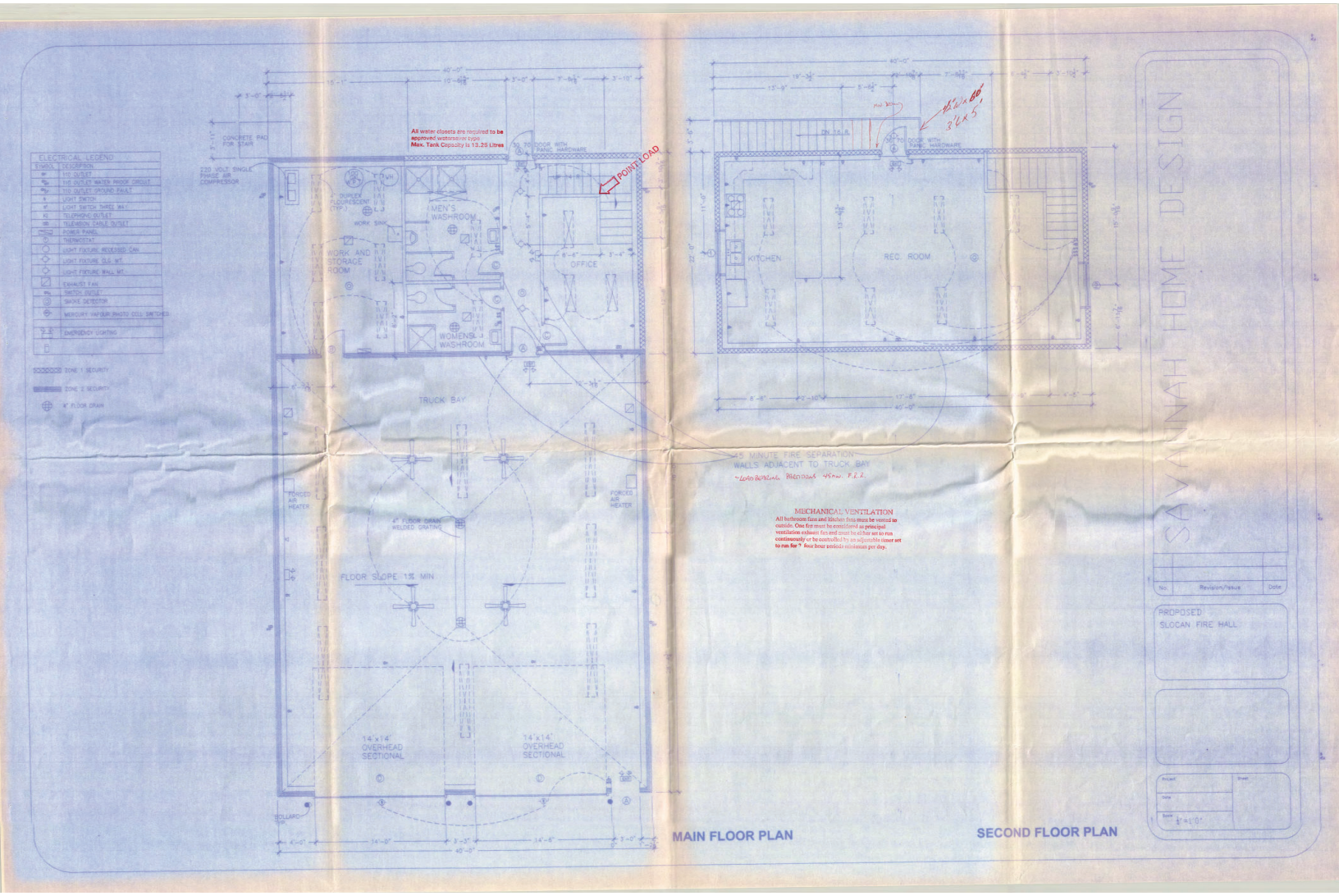
GORDON STEIN P. ENG B.C.L.S.
BOX 10, NELSON, B.C. V1L 5P7
OFFICE AT 908 FRONT ST
PHONE OR FAX 250-352-7312
E-MAIL ADDRESS -iesltd@netidea.com

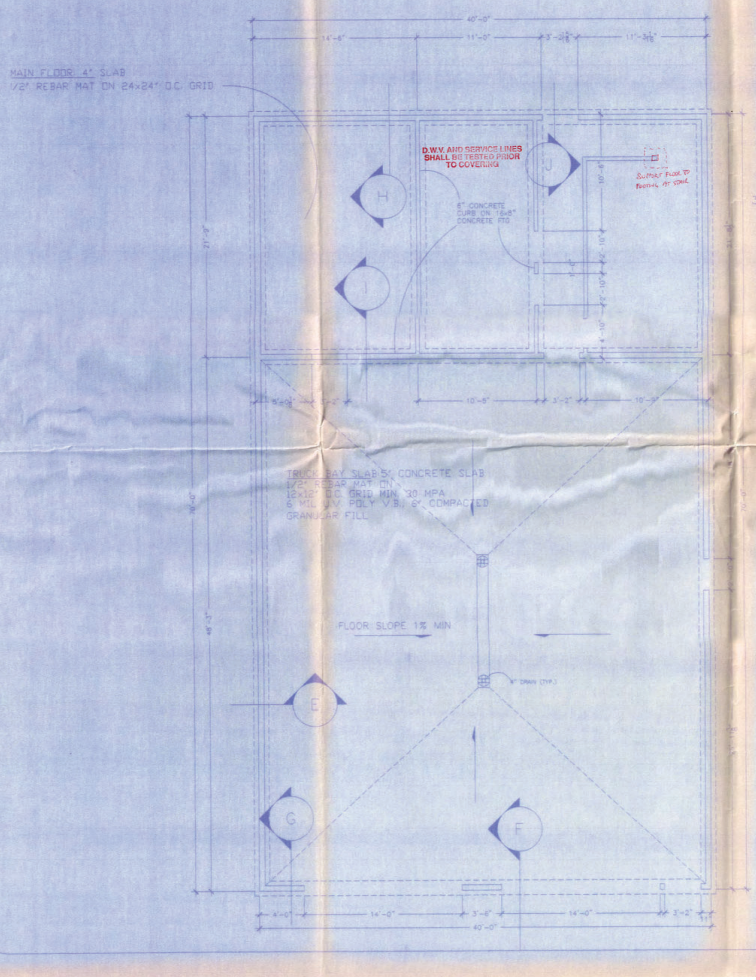
CERTIFIED CORRECT THIS 19TH DAY OF OCTOBER, 2004,

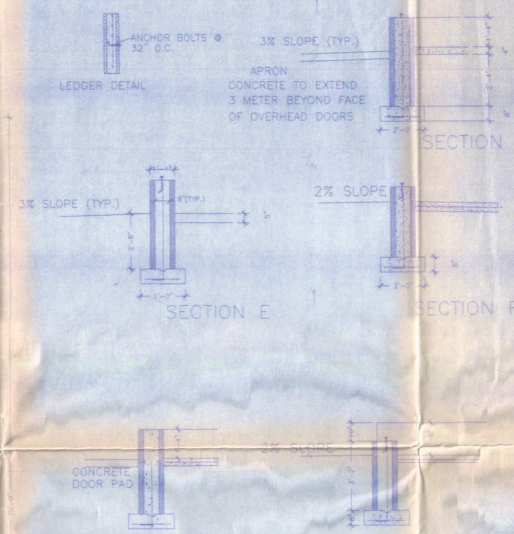
G Stein BCLS

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

FILE #2084-4
COMP FILE RDCKFIRE


ELECTRICAL LEGEND
SYMBOL DESCRIPTION
110 OUTLET
110 OUTLET WATER PROOF CIRCUIT
110 OUTLET GROUND FAULT
LIGHT SWITCH
LIGHT SWITCH THREE WAY
TELEPHONE OUTLET
TELEVISION CABLE OUTLET
POWER PANEL
THERMOSTAT
LIGHT FIXTURE RECESSED CAN
LIGHT FIXTURE SLG. MT.
LIGHT FIXTURE WALL MT.
EXHAUST FAN
SWITCH OUTLET
SMOKE DETECTOR
MERCURY VAPOUR PHOTO CELL SWITCHES
EMERGENCY LIGHTING
ZONE 1 SECURITY
ZONE 2 SECURITY
4" FLOOR DRAIN
All water closets are required to be approved watersaver type
Max. Tank Capacity is 13.25 Litres
CONCRETE PAD FOR STAIR
220 VOLT SINGLE PHASE AIR COMPRESSOR
2' DUPLEX FLOURESCENT TYP.
MEN'S WASHROOM
WORK SINK
WORK AND STORAGE ROOM
OFFICE
WOMENS WASHROOM
TRUCK BAY
POINT LOAD
FORCED AIR HEATER
4" FLOOR DRAIN WELDED GRATING
FLOOR SLOPE 1% MIN
14'x14' OVERHEAD SECTIONAL
14'x14' OVERHEAD SECTIONAL
BOLLARD
KITCHEN
REC. ROOM
DOOR WITH PANIC HARDWARE
45 MINUTE FIRE SEPARATION WALLS ADJACENT TO TRUCK BAY
MECHANICAL VENTILATION
All bathroom fans and kitchen fans must be vented to outside. One fan must be considered as principal ventilation exhaust fan and must be either set to run continuously or be controlled by an adjustable timer set to run for 3 hour periods minimum per day.
MAIN FLOOR PLAN
SECOND FLOOR PLAN
SAVANNAH HOME DESIGN
No. Revision/Issue Date
PROPOSED
SLOCAN FIRE HALL
Project
Sheet
Date
Scale
1/4"=1'0"





FOUNDATIONS MIN. 24" FROST PROTECTION
CLAY TYPE SOIL MIN. 35"

SAVANNAH HOME - DESIGN

No.	Revision/Issue	Date

PROPOSED
SLOCAN FIRE HALL

Project
Sheet
Date
Scale 1/4"=1'0"

WINDOW SCHEDULE

MARK	QTY.	ROUGH OPENING	FINISH	INTERNAL MUNTINS	COMMENT
ⓒ	1	5'0 3'6	WHITE	✓	INSULATED GLASS HORIZ. SL.
ⓓ	1	5'0 5'0	WHITE	✓	INSULATED GLASS HORIZ. SL.

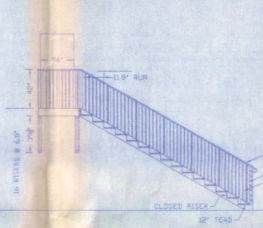
DOOR & HARDWARE SCHEDULE

MARK	FRAME SIZE	DOOR MATL.	FRAME MATL.	LITE SIZE	1 1/2 PAIR HINGES	HW SET LOCK	HW SET PASS	CLOSER	PR. PUSH BOLTS	KICK PLATE	STOP W.F.	WX STRIP/ THRESH.	COMMENT
ⓐ	3'0/7'0	STEEL	STEEL	HALF	✓	✓	-	✓	✓	-	-	✓	INSULATED 45 MIN. FIRE SEP.
ⓑ	3'0/7'0	STEEL	STEEL	-	✓	✓	-	✓	✓	-	-	✓	INSULATED 45 MIN. FIRE SEP.
ⓒ	3'0/7'0	WOOD	WOOD	-	✓	✓	-	✓	✓	-	-	-	INSULATED
ⓓ	14'Wx14'H	STEEL	STEEL	-	-	-	-	-	-	-	-	-	SECTIONAL DOOR AS PER SPECIFICATIONS

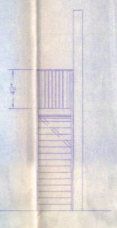
NOTE: ALL LITES FOR DOORS SHALL BE SAFETY GLASS
OVHD. DOORS TO BE INSULATED SECTIONAL METAL
DOORS WITH ELECTRIC OPENERS



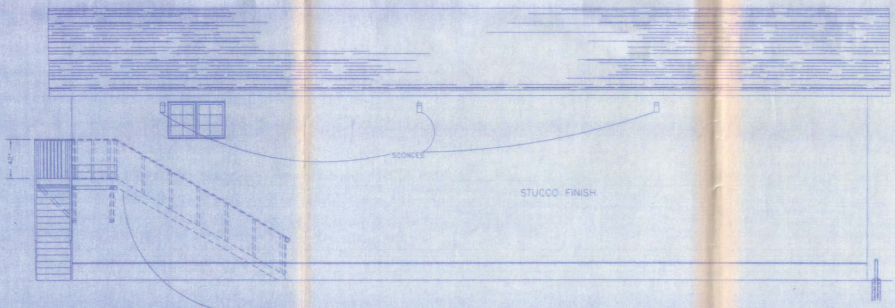
PLAN VIEW



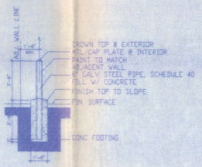
ELEVATION



RIGHT SIDE VIEW



LEFT SIDE ELEVATION



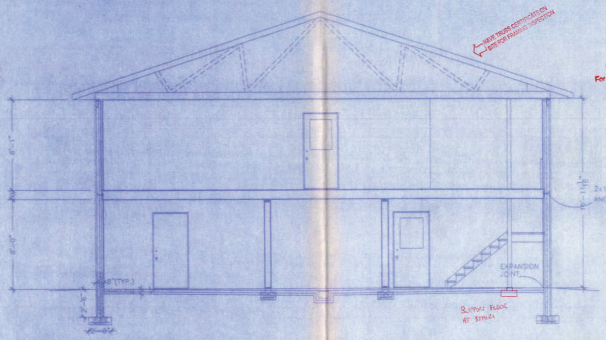
FIXED BOLLARD

SAVANNAH HOME DESIGN

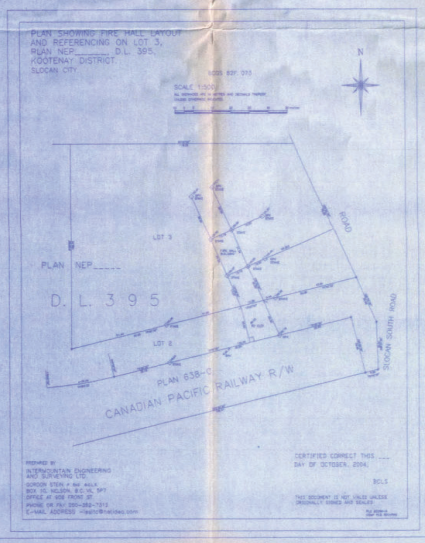
No.	Revision/Issue	Date

PROPOSED
SLOCAN FIRE HALL

Project
Sheet
Date
Scale 1/4"=1'0"



NOTE: FOOTINGS UNDER INSULATING CONCRETE WALLS TO BE SIZED BY STRUCTURAL ENGINEER



ROOF: ASPHALT SHINGLES ON 15 LB ROOFING FELT ON 12.5 MM PLYWOOD SHEATHING ON ENG. ROOF TRUSSES

CEILINGS: SECOND FLOOR: 15.9 MM FIREGUARD, 6 MIL. U.V. POLY V.B., R-40 INSULATION

MAIN FLOOR: 12.5 MM DRYWALL, INSULATE AND POLY EXTERIOR AREAS TO R-40.

MAIN FLOOR: 4" SLAB 12.5 MM REBAR MAT ON 24x24" O.C. GRID

EXTERIOR WALLS: INSULATING CONCRETE FORMS (ICF), SHEATHING MEMBRANE TO MEET PERFORMANCE REQUIREMENTS OF CAN 2-51.32 STUCCO

INTERIOR WALLS: 12.5 MM DRYWALL BOTH SIDES, 2x4 AND 2x6 STUDS @ 16" O.C. EXCEPT FIRE RATED PARTITIONS WHICH SHALL BE 15.9 MM FIREGUARD

FLOORS: SECOND FLOOR, FINISH FLOOR, ¾" PLYWOOD T&G SHEATHING, ENG. FLOOR JOISTS @16" O.C.

All manufactured components (trusses, beams, floor joists etc.) require sealed eng. details and layout. Specification sheet attached to accepted drawing, to be received prior to framing inspection.

TRUCK BAY SLAB: 5" CONCRETE SLAB 12.5 MM REBAR MAT ON 12x12" O.C. GRID MIN. 30 MPA 6 MIL U.V. POLY V.B., 6" COMPACTED GRANULAR FILL

FOUNDATION: INSULATING CONCRETE FORMS (ICF) ON 24"x8" CONCRETE FOOTING 10" ANCHOR BOLTS @48" O.C. MIN. 25 MPA CONCRETE

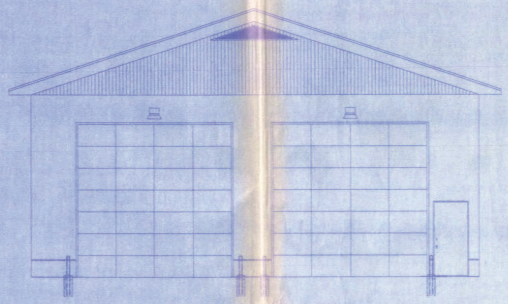
DRAIN TILE: 4" PERIMETER DRAIN WITH 6" DRAIN ROCK COVERAGE AND SEPARATE 4" SOLID PIPE RAIN WATER LEADER DRAIN TO ROCK PIT

SAVANNAH HOME DESIGN

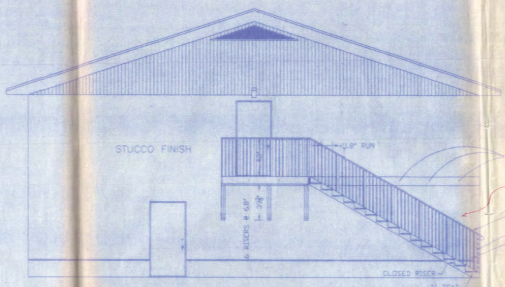
No.	Revision/Issue	Date

PROPOSED
SLOCAN FIRE HALL

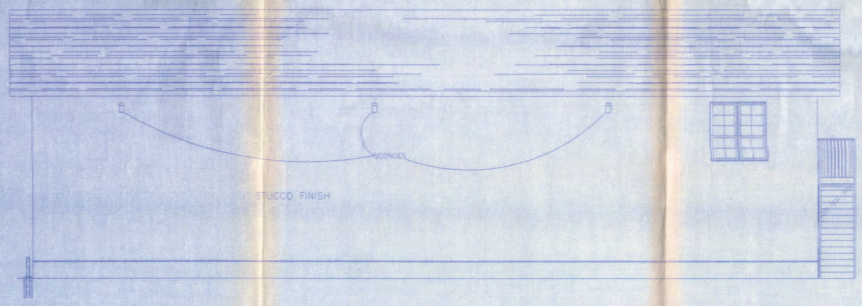
Project
Sheet
Date
Scale 1"=1'0"



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

SAVANNAH HOME DESIGN

No.	Revision/Issue	Date

PROPOSED
SLOCAN FIRE HALL

All manufactured components (trusses, beams, floor joists etc.) require sealed eng. details and layout. Specification sheet attached to accepted drwgs. to be received prior to framing inspection.

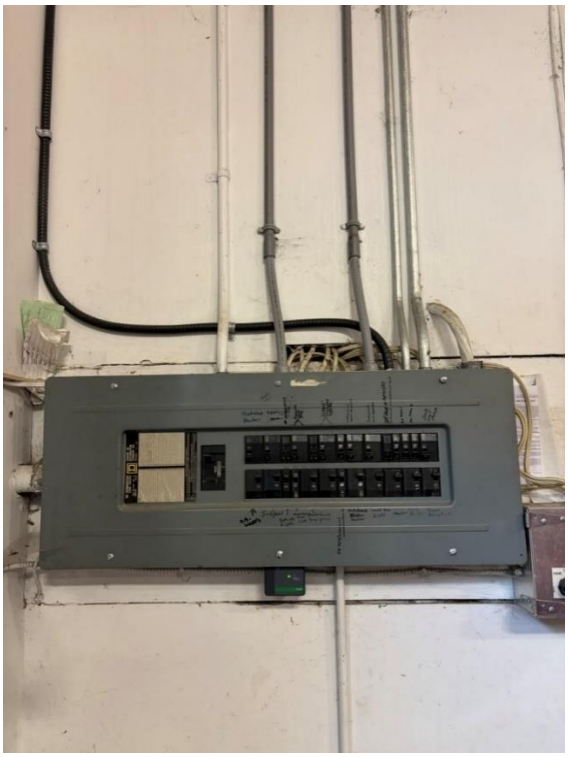
ACCEPTED AS NOTED
DATE: [illegible]
REGIONAL DISTRICT OF CENTRAL KOOTENAY

APPENDIX A3: WINLAW FIRE HALL

Winlaw Fire Hall located at 5741 Highway 6

https://www.google.com/maps/place/Winlaw+Fire/@49.6119272,-117.562721,156m/data=!3m1!1e3!4m6!3m5!1s0x537cc040000000001:0xfd31829cdf7a41e2!8m2!3d49.6120497!4d-117.5621956!16s%2Fg%2F11b5wn00j5?entry=ttu&g_ep=EgoyMDI2MTAxOS4wIKXMDSoASAFQAw%3D%3D










'Jay'








QO COMBINATION
LOAD CENTER
CAT. QO-42M SER. T4
200AMP CU/AL
CENTRE DE
DISTRIBUTION
COMBINE QO
120/240V. 1Ø

FIRE HALL ELECTRICAL REVIEW

Overview

Fire Hall:	Winlaw Fire Hall
Review date:	December 13/2022
Review completed by:	Travis Henry @ ADM Electric Ltd
Potential future electrical changes identified:	Programmable stats, timer for fans, heater, led lights retrofit, new water pump, replace o/h doors

General

Total number of panels: 2
Electrical supply phase: Single phase

General notes: Square "D" panels c/w stablok breakers

Electrical Panel No: 1
Main or pony panel: Main
Location: Truck bay
Significant loads: 2 x 20A DP (Heat pumps)
2 x 30A DP (Bay heaters)
20A DP (Workshop heaters)
30A DP (Hot water tank)

Notes: We turned on all large loads & did an ampacity test. 82 amps was recorded (highest leg). Panel is full, but 10 x15A SP breakers could be replaced by 5 (15-15A) tandem breakers freeing up 5 spaces.

Ampacity: 200A
Voltage: 240/120V
Available capacity: 200A - 82A = 118A
Available breaker space: 5 spaces
Modifications required for exhaust system and cost: None - $0

Electrical Panel No: 2
Main or pony panel: Pony
Location: Mechanical room
Significant loads: 30A DP (hot water tank) 15A DP (BB heat)
15A DP (Water pump) 40A DP (Compressor)
40A DP (Range)

Notes: Took an amperage reading on this panel. 27 amps was recorded (highest leg) Note: stove was not turned on at the time. Panel is full, but 4 x 15A SP breakers could be replaced by 2 (15-15A) tandem breakers freeing up 2 spaces.

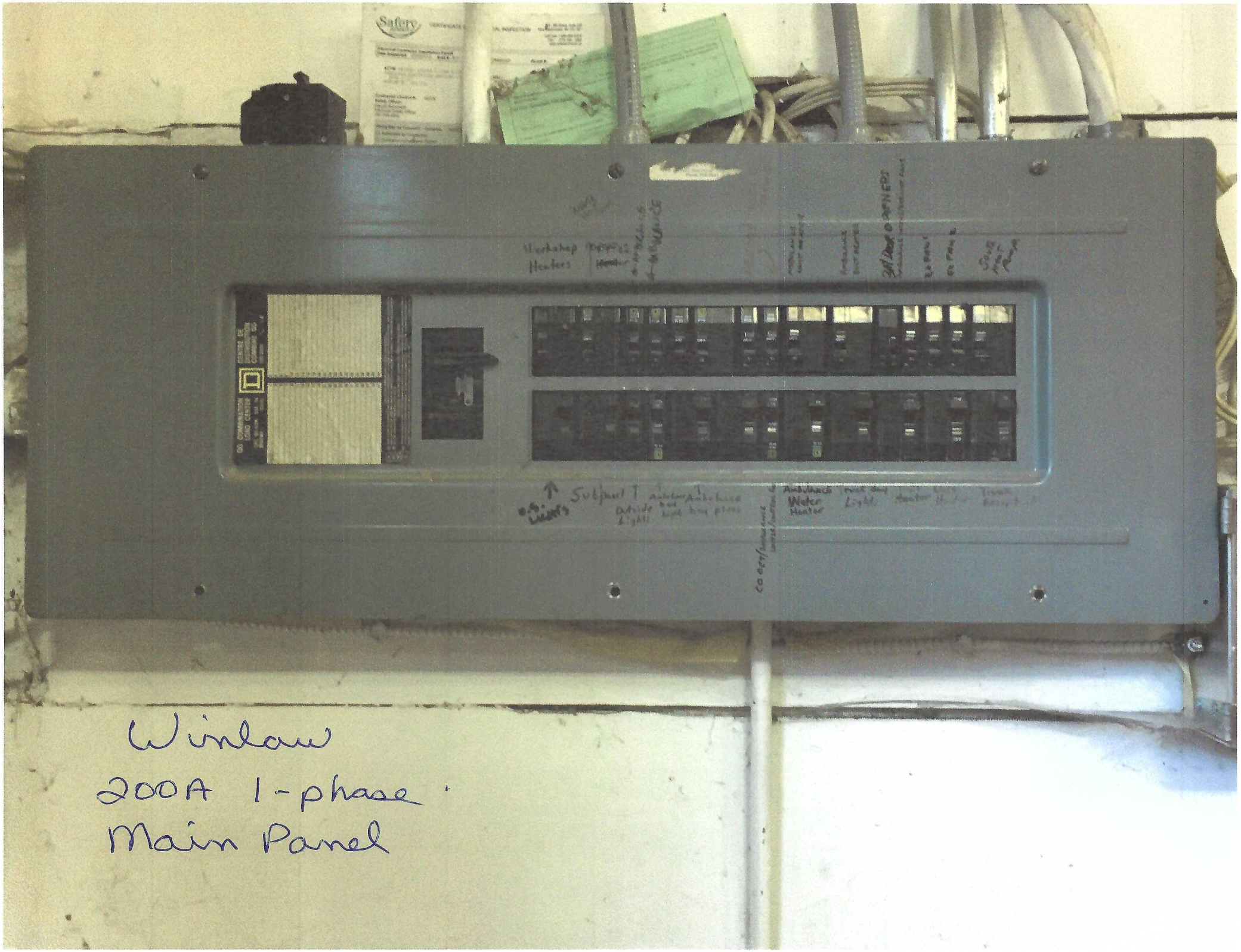
Ampacity: 100A
Voltage: 240/120V
Available capacity: 100A - 27A = 73A
Available breaker space: 2 spaces
Modifications required for exhaust system and cost: None - $0

Electrical Panel No:
Main or pony panel:
Location:
Significant loads:

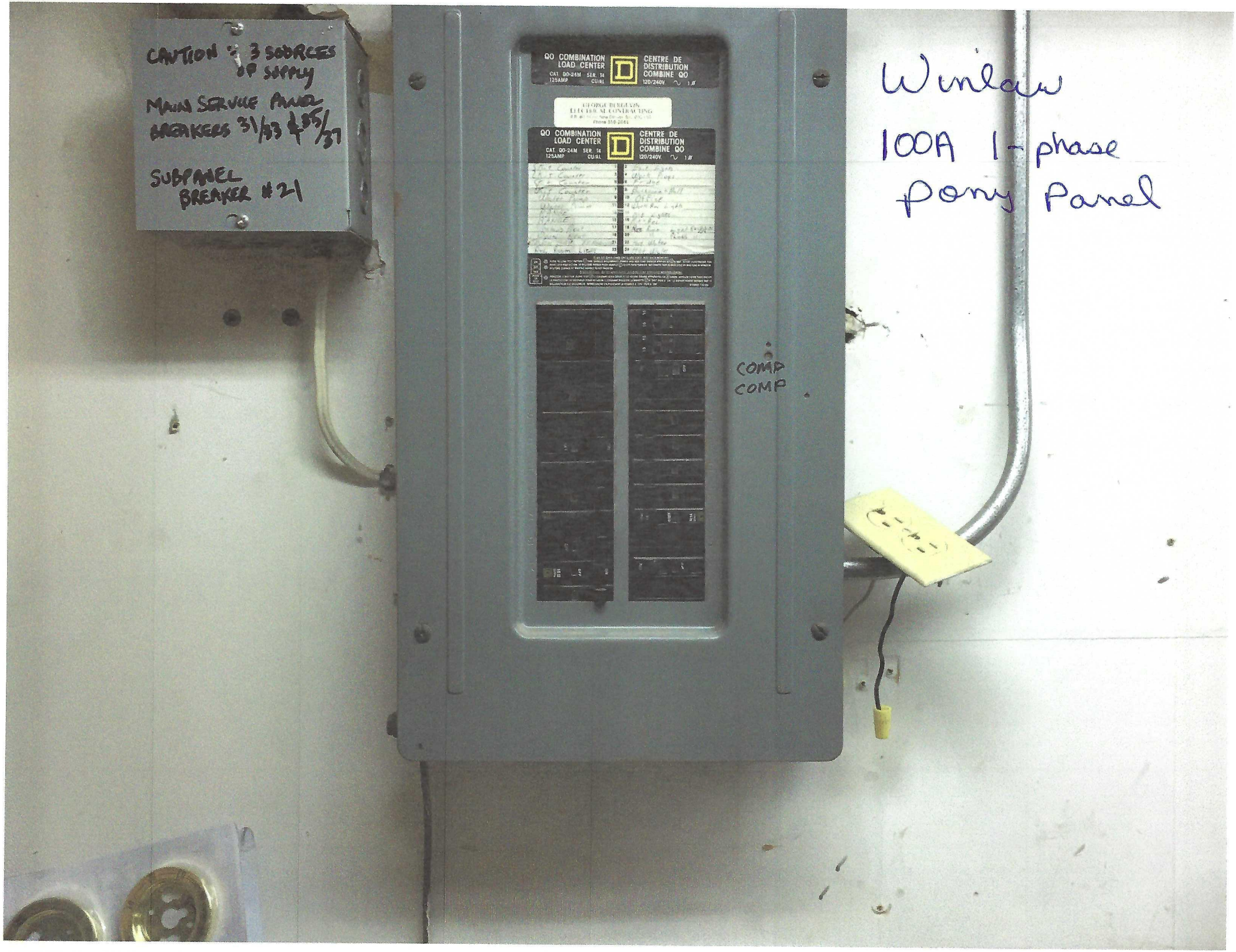
Notes:

Ampacity:
Voltage:
Available capacity:
Available breaker space:
Modifications required for exhaust system and cost:

If additional panels, include number of additional pages:



Window
200A 1-phase
Main Panel


CAUTION 3 SOURCES OF SUPPLY
MAIN SERVICE PANEL BREAKERS 31/33 & 35/37
SUBPANEL BREAKER #21
QO COMBINATION LOAD CENTER
CENTRE DE DISTRIBUTION COMBINE QO
CAT. QO-24M SER. T4
125AMP CU/AL
120/240V
GEORGE BERGEVIN ELECTRICAL CONTRACTING
QO COMBINATION LOAD CENTER
CENTRE DE DISTRIBUTION COMBINE QO
CAT. QO-24M SER. T4
125AMP CU/AL
120/240V
COMP
COMP
Window
100A 1-phase
pony Panel

LIGHTS (TYP)
NO. 1 ROW 3WAY
SWITCH

70'-0"

FLOOR SLOPE

4" FOOR DRAIN

WELDED GRATING
1" X 1/8"

FLOOR SLOPE MIN. 1%

48'-0"

FLOOR SLOPE MIN. 1% (TYP)

MAN DOOR
(WINLAW ONLY)

11'-0"

ROUGH IN 2/14 FROM
SERVICE
4" FLOOR DRAIN

12"

HB

HB

FLOOR SLOPE 1/8

16'-0"

HB

K3

11'-6"

3'-6"

K3

C

AMBULANCE
BAY
TO BE CONSTRUCTED
ON WINLAW HALL
ONLY

FLOOR SLOPE MIN 1%

32'-0"

NEW
ADDITION

FLOOR SLOPE MIN. 1%

FLOOR SLOPE

SLOPE

A

A

C

HB

HB

B

10'-6"

17'-6" c/c

9'-6" c/c

13'-0"

3 $3

3'-6"

14'-0" x 14'-0" FINISHED OPENING

3'-6"

14'-0" x 14'-0" FINISHED OPENING

12"

3'-0"
(TYP)

12"

3'-0"

10'-0" OH. DOOR

3'-0"

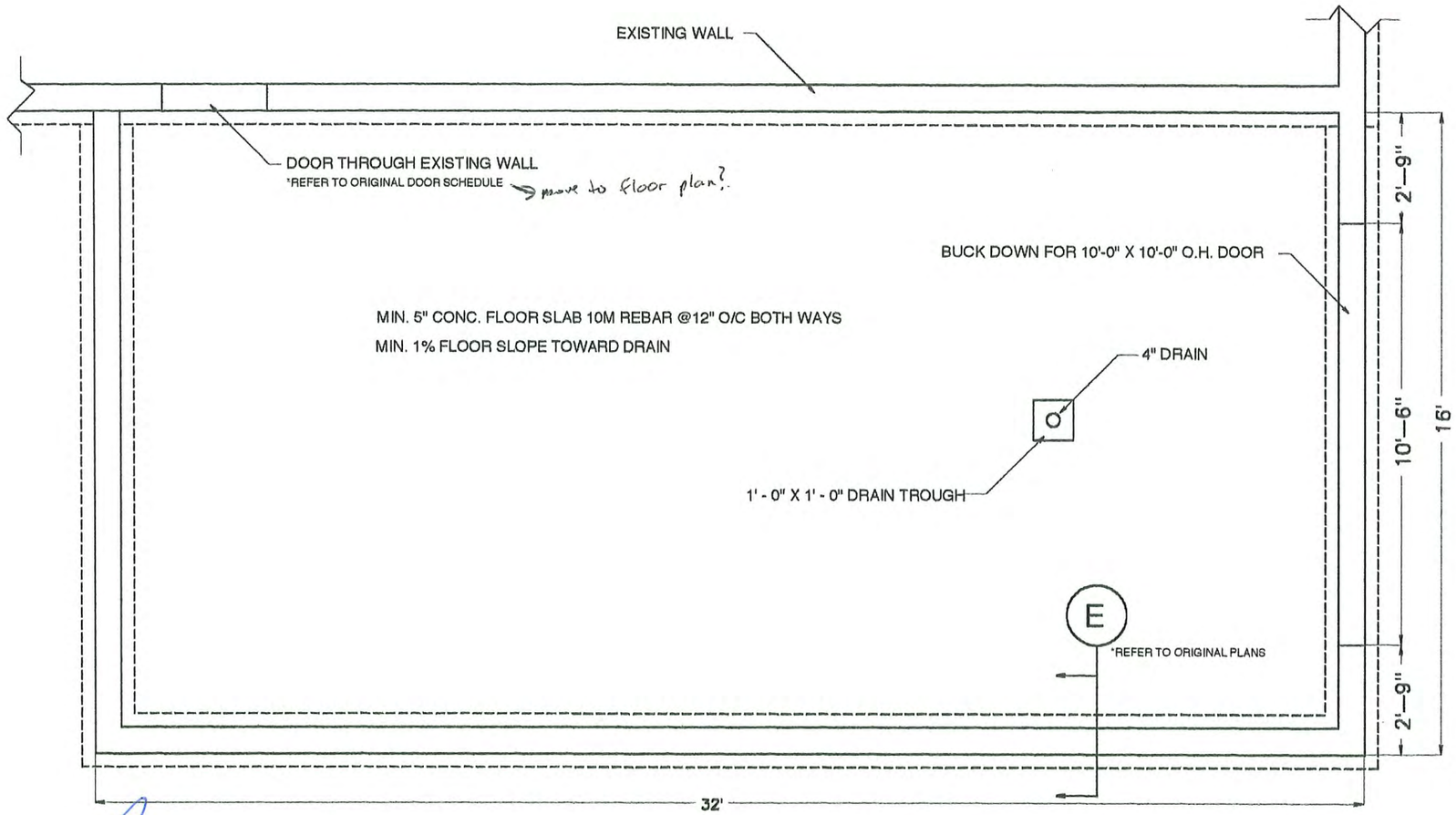
6" X 3'-0"
PROTECT

K2

56'-0"

2% SLOPE (AWAY FROM BUILDING)

MAIN FLOOR PLAN



ACCEPTED AS NOTED

DATE SEPT 3/09

REGIONAL DISTRICT OF CENTRAL KOOTENAY

FIRE HALL ADD. shall be in accordance PART 9 of the B.C. Building Code 2006

JON WOLLENBERG

WINLAW FIREHALL ADDITION

No	Change	Date	Init

Drawn by ANDREW MURRAY

Checked by

ALL WORK AND MATERIALS SHALL CONFORM TO THE BUILDING CODE OF BRITISH COLOUMBIA AND LOCAL BYLAWS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS AND INFORMATION

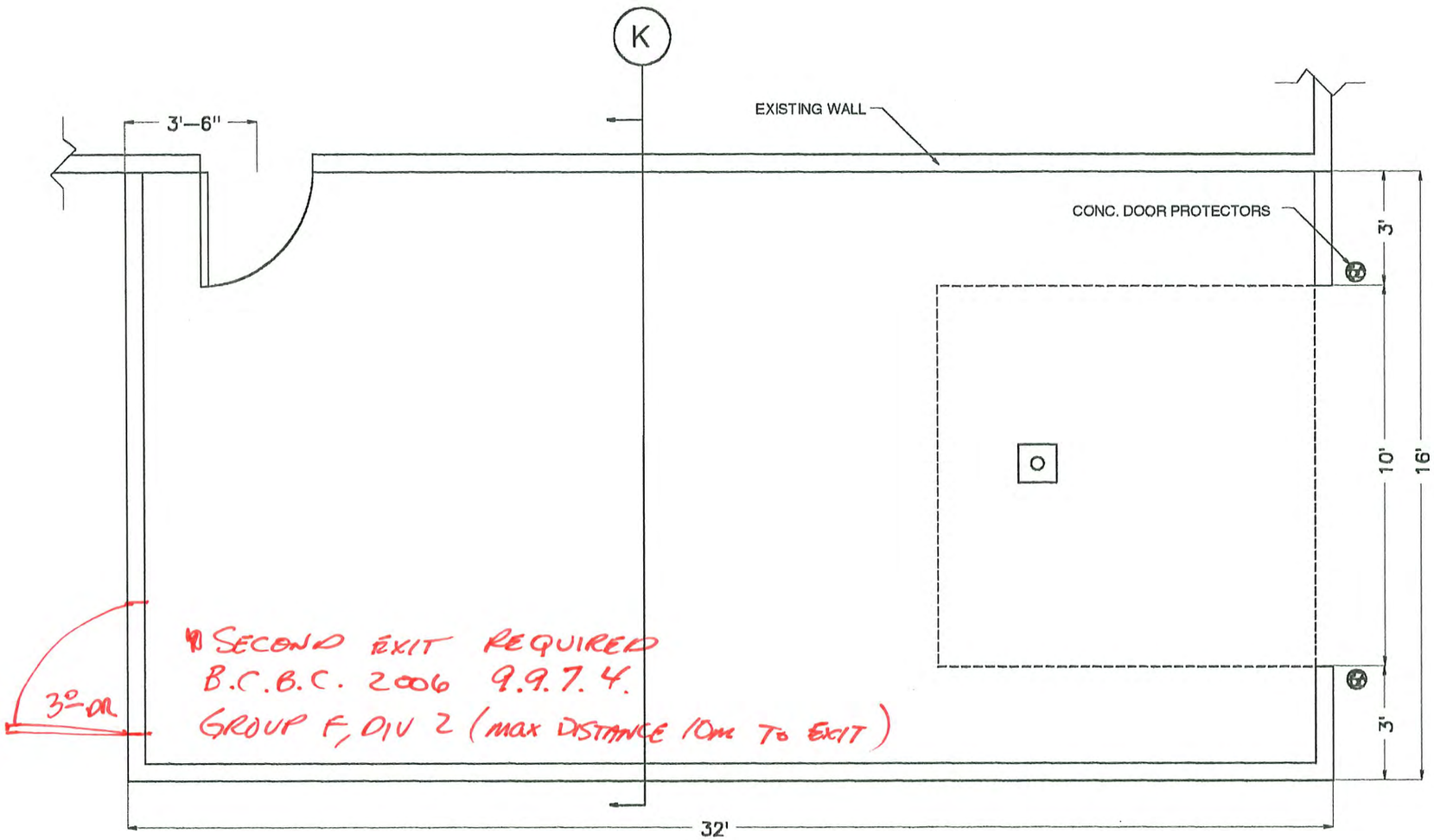
FOUNDATION PLAN

Date 06/08/2009

Scale 1/4"=1'

Drawing Number A5

starting at 5 not necessary.



JON WOLLENBERG

WINLAW FIREHALL ADDITION

No	Change	Date	Init

Drawn by ANDREW MURRAY

Checked by

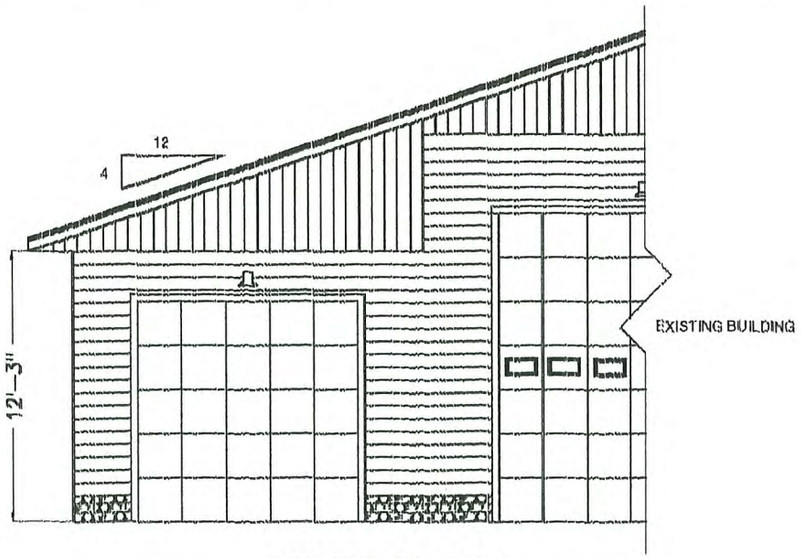
ALL WORK AND MATERIALS SHALL CONFORM TO THE BUILDING CODE OF BRITISH COLOUMBIA AND LOCAL BYLAWS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS AND INFORMATION

FLOOR PLAN

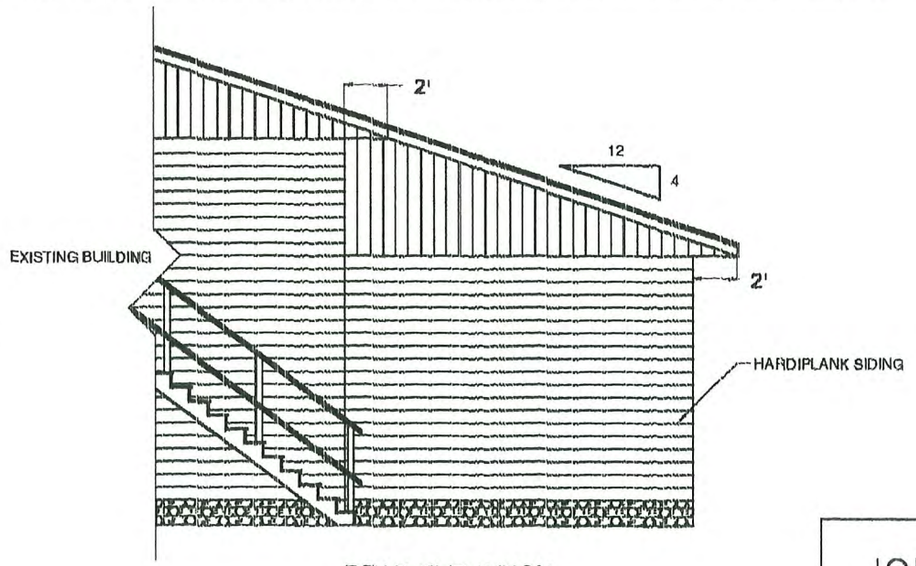
Date 06/08/2009

Scale 1/4"=1'

Drawing Number A6

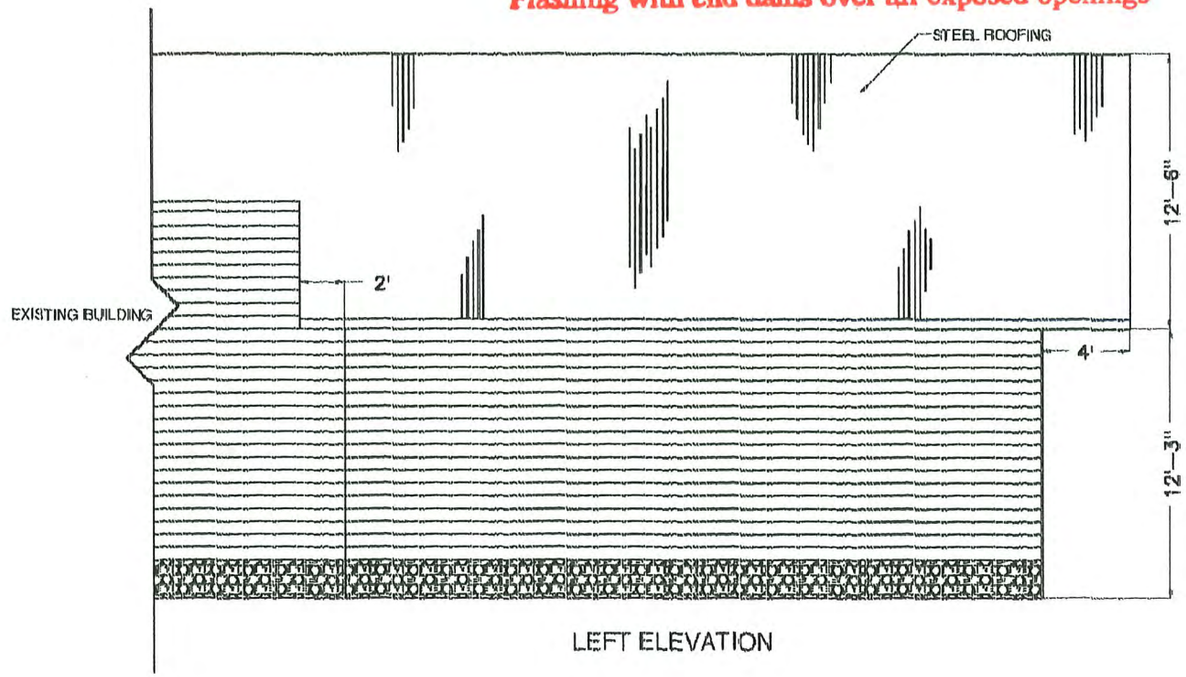


FRONT ELEVATION



REAR ELEVATION

Flashing with end dams over all exposed openings



LEFT ELEVATION

JON WOLLENBERG

WINLAW FIREHALL ADDITION

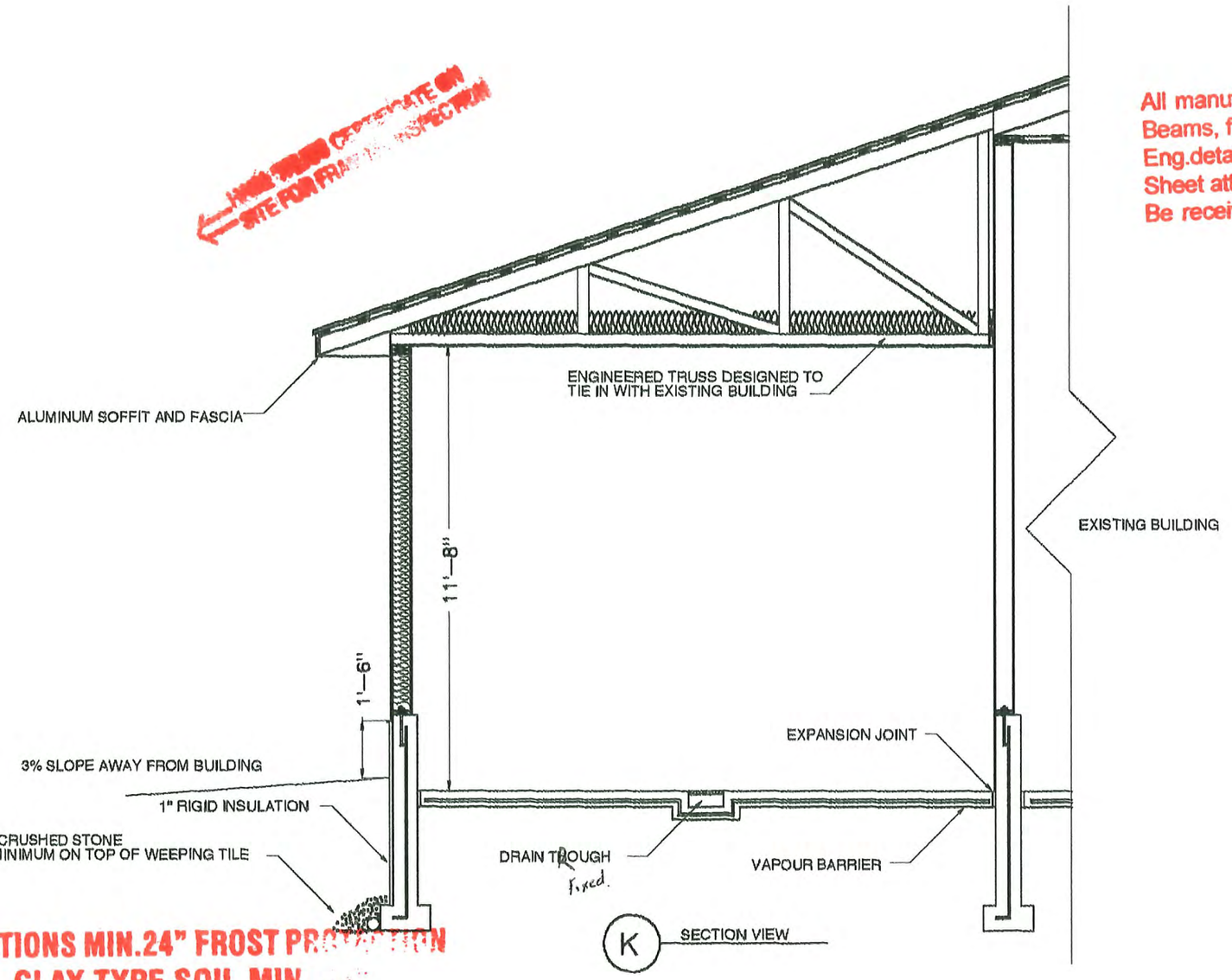
No	Change	Date	Init

Drawn by	Checked by
ANDREW MURRAY	

ALL WORK AND MATERIALS SHALL CONFORM TO THE BUILDING CODE OF BRITISH COLOUMBIA AND LOCAL BYLAWS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS AND INFORMATION

ELEVATION PLAN

Date	Drawing Number
06/08/2009	A7
Scale 1/8"=1'	



All manufactured components (trusses, Beams, floor joists etc.) require sealed Eng.details and layout. Specification Sheet attached to accepted drwgs, to Be received prior to framing inspection

FOUNDATIONS MIN.24" FROST PR[illegible]
CLAY TYPE SOIL MIN. [illegible]

JON WOLLENBERG

WINLAW FIREHALL ADDITION

No	Change	Date	Init

Drawn by ANDREW MURRAY

Checked by

ALL WORK AND MATERIALS SHALL CONFORM TO THE BUILDING CODE OF BRITISH COLOUMBIA AND LOCAL BYLAWS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS AND INFORMATION

SECTION VIEW

Date 06/08/2009

Scale 1/4"=1'

Drawing Number A8

REGIONAL DISTRICT of CENTRAL KOOTENAY AREA "H" FIREHALLS

FOR CONSTRUCTION OF FIREHALLS @ CRESCENT VALLEY, PASSMORE & WINLAW, B.C.

FOUNDATION PLAN 1/4"=1'-0"

JULY 9, 1986 DRAWN BY DAVID DOBIE FOR R.D.C.K.

REGIONAL DISTRICT of CENTRAL KOOTENAY AREA "H" FIREHALLS

FOR THE CONSTRUCTION OF FIREHALLS @ CRESCENT VALLEY, PASSMORE & WINLAW, B.C.

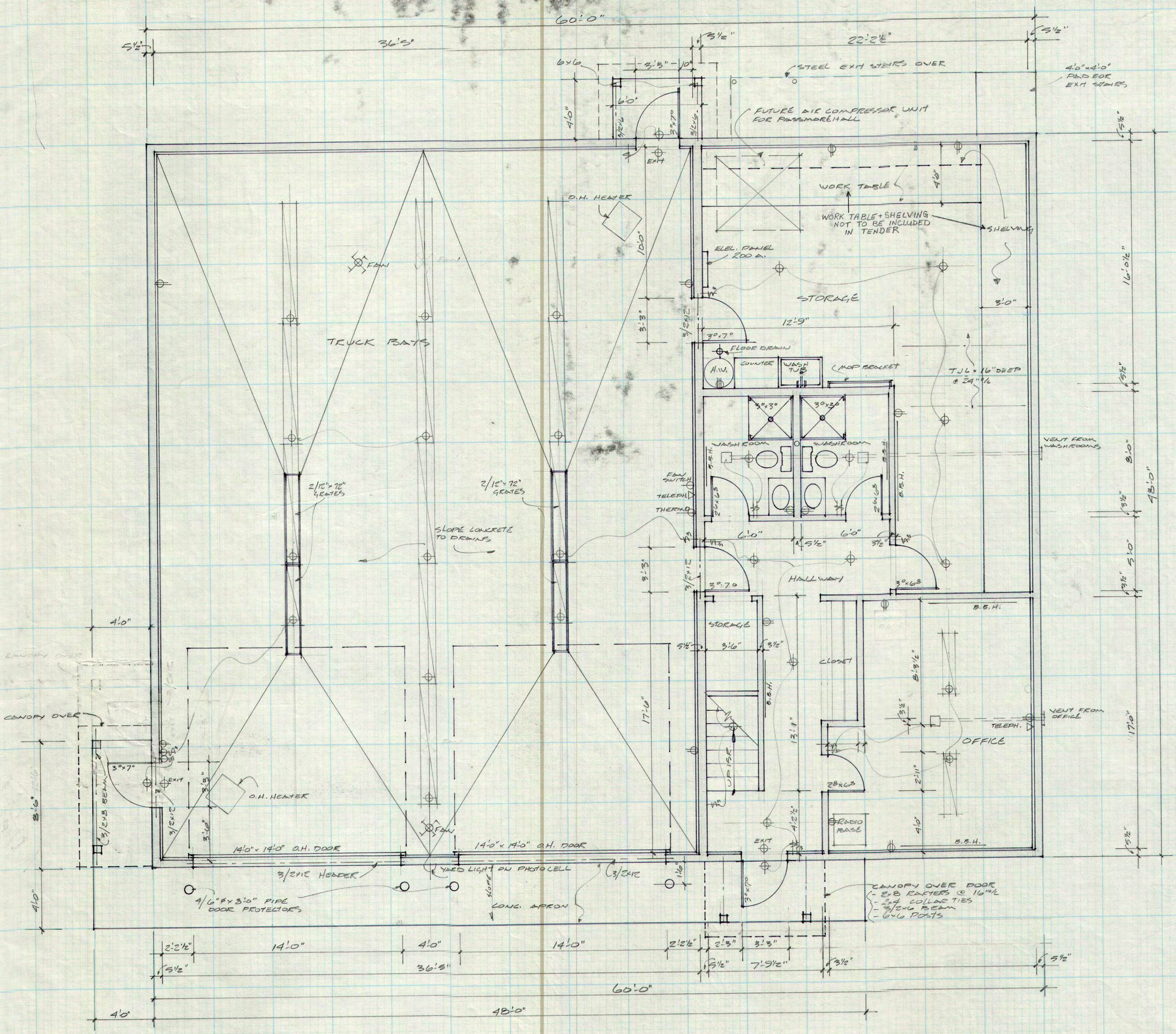
MAIN FLOOR PLAN 1/4"=1'-0"

DRAWN BY DAVID DOBIE FOR R.D.C.K.

JULY 7, 1980

PAGE 2 of 6

AREA H
FIRE HALLS

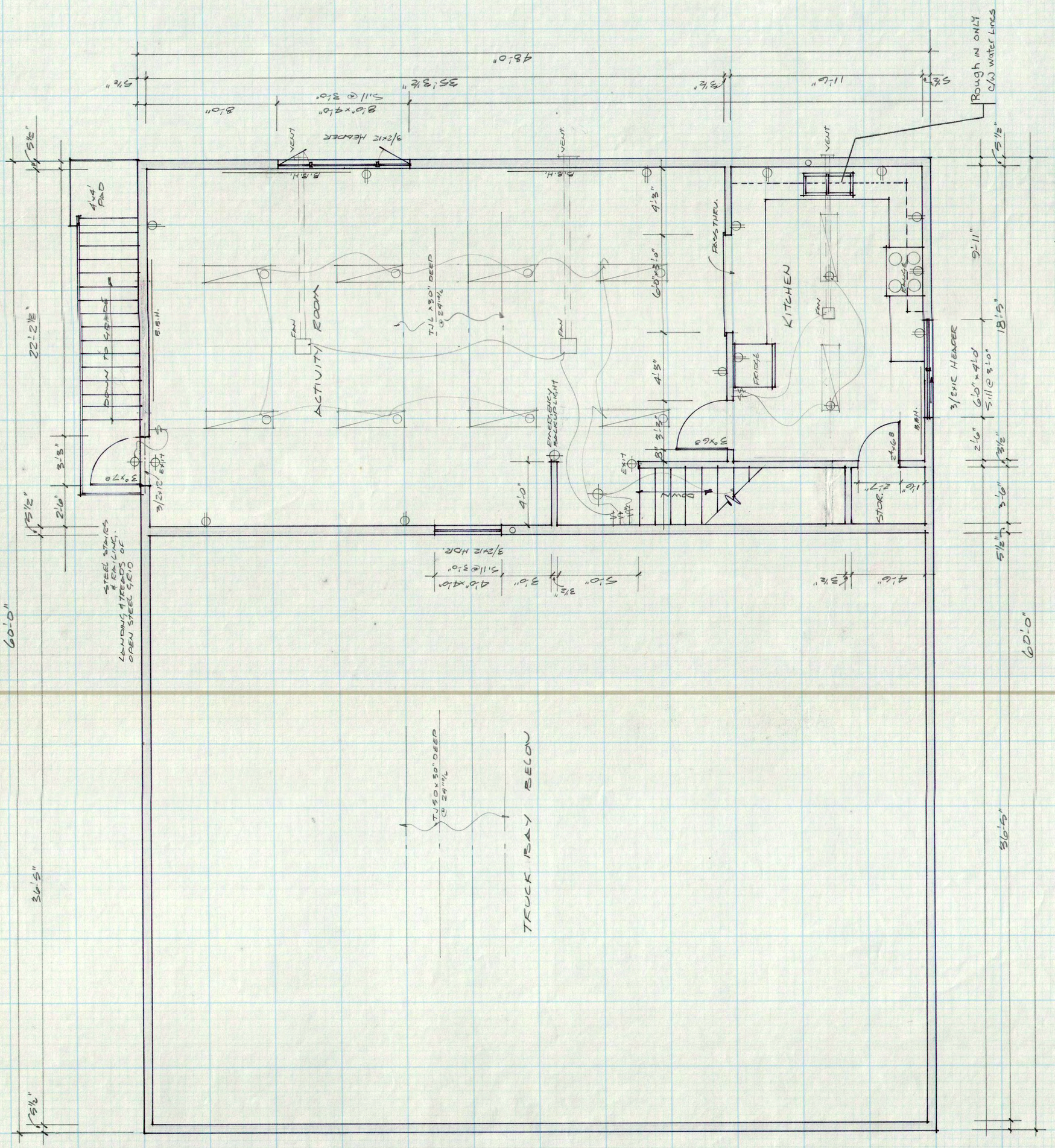


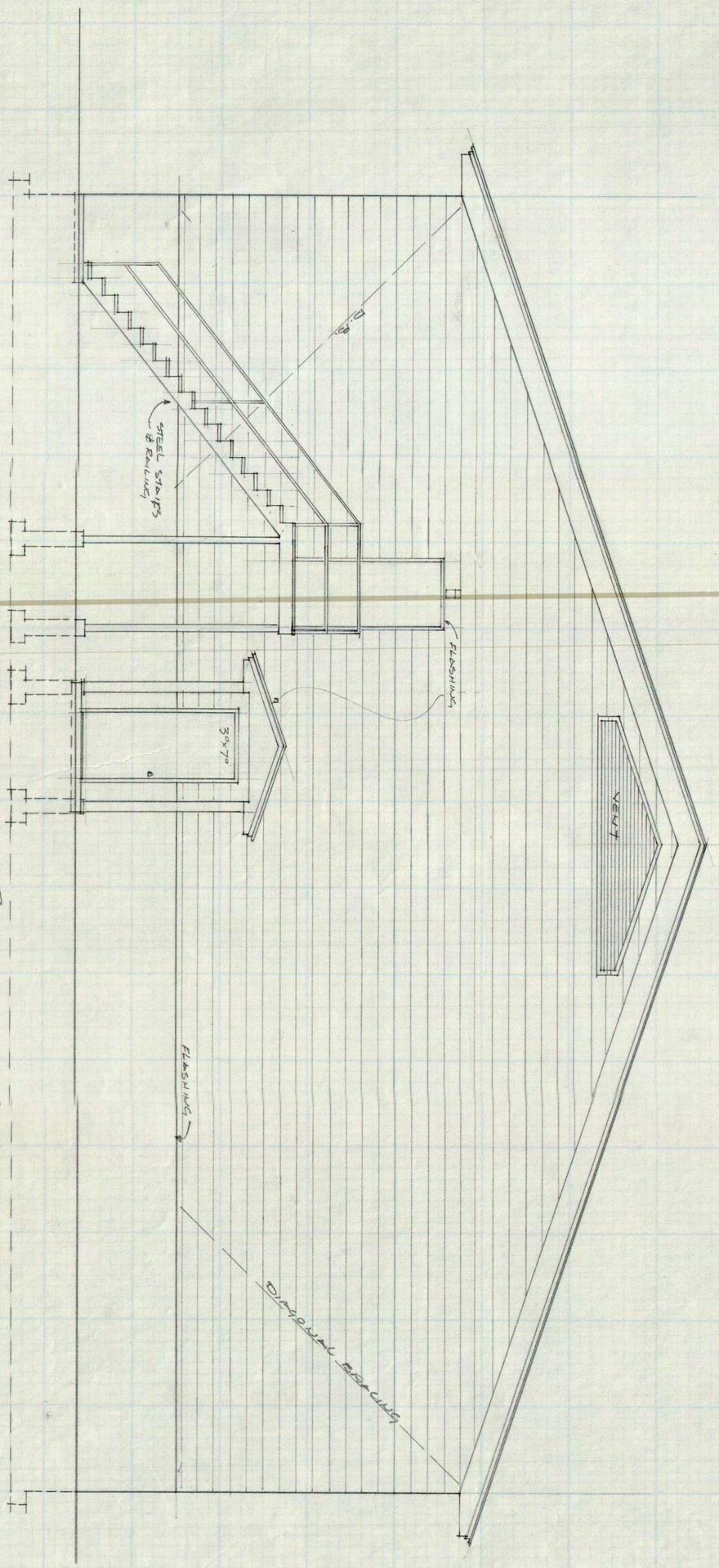
Regional District of Central Kootenay AREA "H" FIREHALLS

for construction of FIREHALLS @ Creston Valley, Passmore & Winlaw B.C.

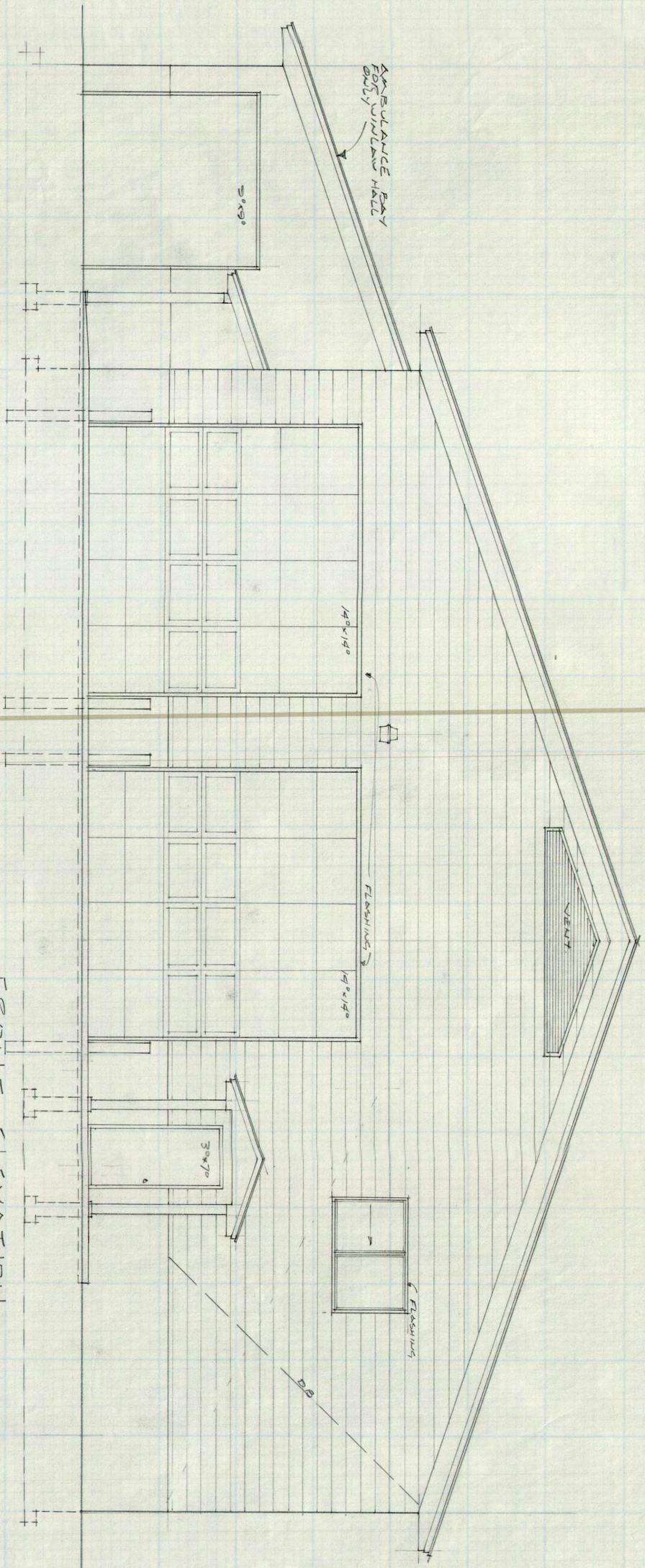
Upper Floor Plan 1/4"=1'0"

July 9, 1986 Drawn by David Doble for R.D.C.K.





REAR ELEVATION



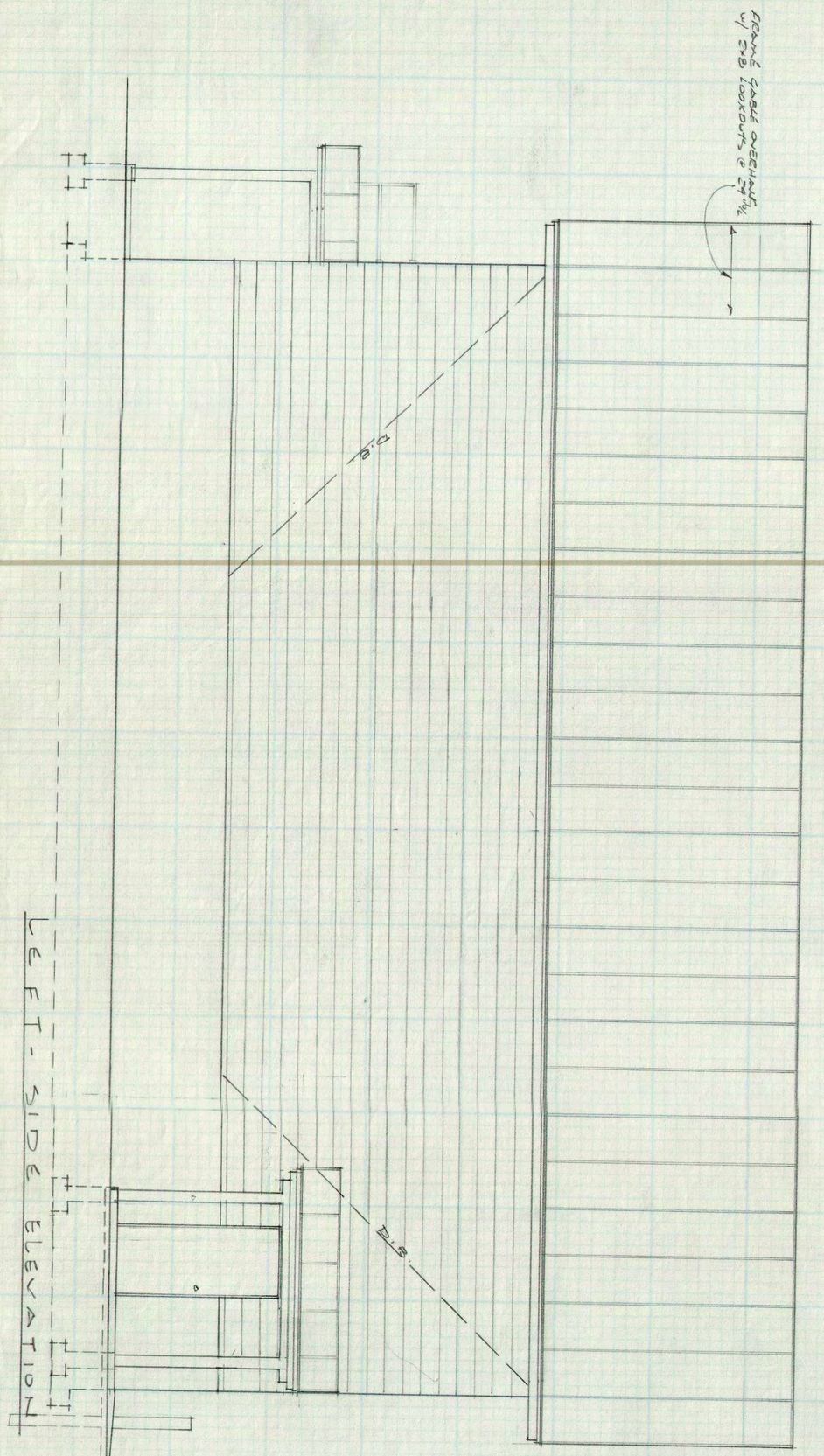
FRONT ELEVATION

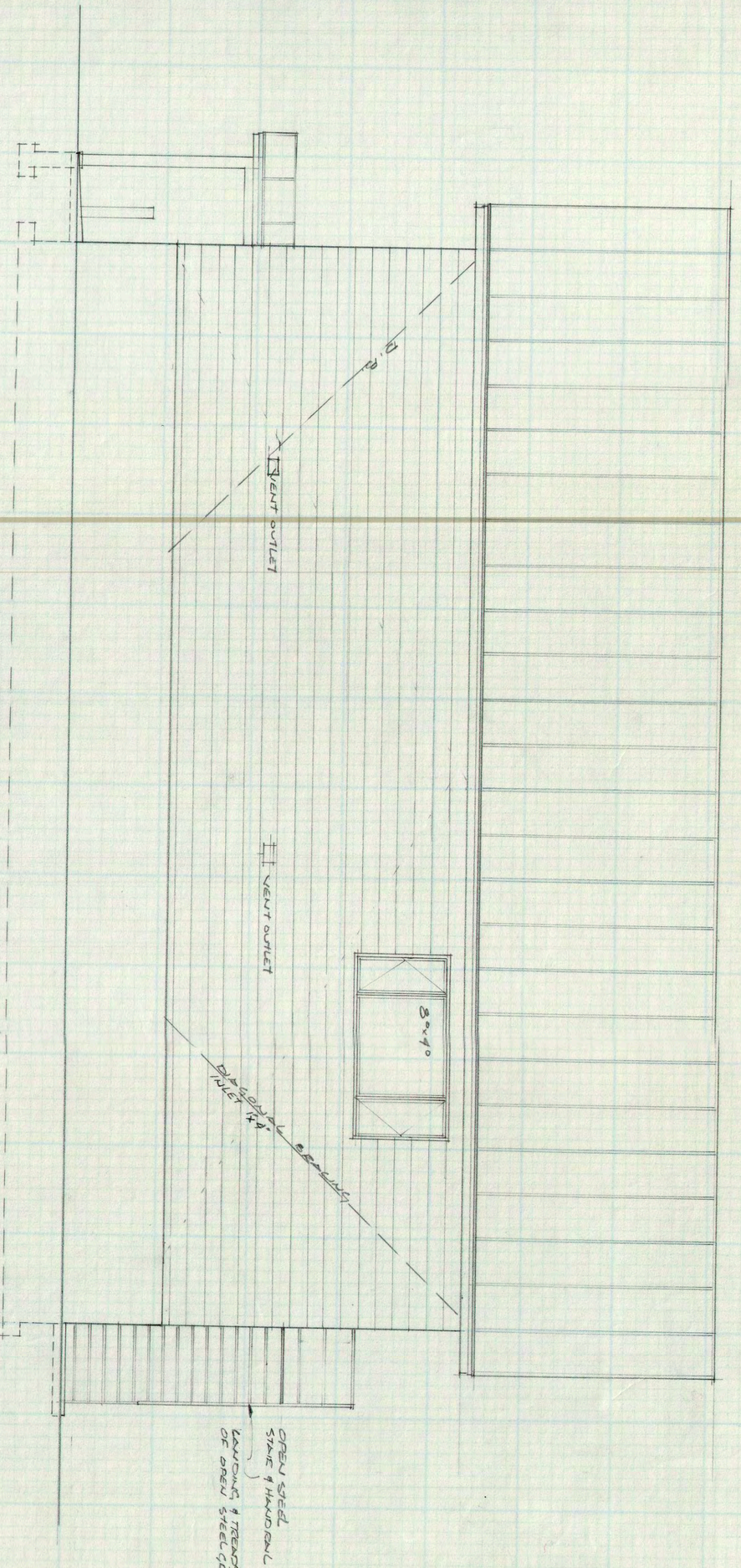
REGIONAL DISTRICT of CENTRAL KOOTENAY AREA "H" FIREHALLS

FOR THE CONSTRUCTION OF FIREHALLS @ CRESCENT VALLEY, PASSMORE & WINLAW, B.C.

FRONT & REAR ELEVATION 1/4" = 1'-0"

JULY 9, 1986 DRAWN BY DAVID DOBIE FOR R.D.C.K.





REGIONAL DISTRICT of CENTRAL KOOTENAY AREA "H" FIREHALLS

SIDE ELEVATIONS 1/4"= 1'-0"

FOR THE CONSTRUCTION OF FIREHALLS @ CRESCENT VALLEY, PASSMORE, & WINLAW, B.C.

JULY 9, 1986 DRAWN BY DAVID DOBIE FOR R.D.C.K.

REGIONAL DISTRICT of CENTRAL KOOTENAY AREA "H" FIREHALLS

FOR THE CONSTRUCTION OF FIREHALLS @ CRESCENT VALLEY, PASSMORE & WINLAW, B.C.

BUILDING SECTIONS 1/4"=1'0"

JULY 7, 1980 DRAWN BY DAVID DOBIE

16'-6" | 10'-0" | 10'-0" | 16'-0" | 16'-0" | 10'-0" | 10'-0"

Roof framing and Roof truss system to be designed by a Professional Engineer for a Ground Snow Load of 75 Lbs per sq ft. Live Load - 80% of G.S.L.

2x10 RIDGE

OPTIONAL RAFTERS: 9½" TJI25 @ 24"% CONTINUOUS LENGTH

2x4 TIES @ 32"%

BLK'S TYPICAL

DIAGONAL BRACING

SPLICE

SPLICE

ROOF SPACE

2x4 PONY WALLS STUDS @ 16"%

ADDITIONAL AMBULANCE BAY FOR WINLAW HALL ONLY

BLK'S

12 / 4

R-40 INSULATION

SIDE-NAIL RAFTERS TO STUDS

2x8 LEDGER LAG SCREWED TO STUDS

TJ30"x30" DEEP @ 24"% w/ 2x4 STRAPPING @ 24"% (23 JOISTS REQUIRED)

5/8" TYPE X Gypsum

TJL x30" DEEP @ 24"% w/ 2x4 STRAPPING @ 24"% (23 JOISTS REQUIRED)

ALUM SOFFITS

5/8" TYPE X

ACTIVITY ROOM

8'-1"

½" Standard

TJL x 16" DEEP @ 24"% w/ 3/4" T&G PLYWOOD GLUED & NAILED (23 JOISTS REQUIRED)

2x12 RAFTERS #1 F/L @ 16"%

5/8" Type X Gypsum board - walls + ceilings in truck bay (Taped, Filled and Sanded)

TRUCK BAY

17'-6"

3/2x12

1.4

½" Standard

½" Standard Gypsum Board

FLASH

2" FOAM INSUL'N. & FORMING

4'-0"

5/8" Type X

HALLWAY

8'-1"

STORAGE

4'-8"

FLASH

2" RIGID INSUL'N & FORMING

BUILDING SECTION 1/4"=1'-0"

Foundation
foundation to be approved by inspector upon confirmation of soil conditions.

RAILING

15 R.C 7.53"
14 T. @ 11.25"

4'-0"

13'-1½"

9'-5"

SECTION THRU STAIRS 1/4"=1'-0"

Roof Construction
Galv. steel roofing
1X6 strapping at 16" o/c
2X8 F/L rafters at 16" o/c
2X4 pony walls at 10'-0" o/c studs at 16" o/c
TJL series truss-joists to manuf.'s specs.
R-40 insulation
6 mil vapour barrier
5/8" firegaurd gypsum board

Exterior Wall Construction
3 layer stucco
stucco mesh and breather paper or Aluminum siding on paper
5/8" fir plywood sheathing
2X6 studs at 16" o/c
Diagonal bracing from corners
R-20 insulation
6 mil vapour barrier

General Notes

All construction to comply with all building codes and to be the responsibility of the owners and the contractor.
Confirm all building components and dimensions prior to construction.
Refer to Specifications for Construction as supplied by owner.

SCHEDULE REINFORCING STEEL

FOOTINGS
4 Rows ½" REBAR - HORIZONTAL

FOUNDATIONS
VERTICAL - ½" REBAR 2' O/C Double Row
HORIZONTAL - ½" REBAR 1' O/C Double Row

GYPSUM WALL BOARD FINISH

- 5/8" TYPE X Gypsum board on walls and ceilings in truck bay - Both sides CENTRE wall
- 5/8" TYPE X Gypsum board on activity Room and Kitchen Ceilings.
- Remainder ½" standard Gypsum Board

APPENDIX A4: ADDITIONAL DOCUMENTATION

The following document is avilable upon written request to Robbie Kalabis, Project Manager: RKalabis@rdck.bc.ca:

- December 2016 Assessment of Six Firehalls: For Asbestos, Lead and Other Identified Hazards Submitted by: Richard Forget MSc(A), CIH, CRSP Director, Western Canada Safety Services Ltd. Document covers the following Fire Halls:

    1. North Shore
    2. Crescent Valley
    3. Passmore
    4. Winlaw
    5. Pass Creek
    6. Tarry's

APPENDIX B: SAMPLE AGREEMENT & INSURANCE REQUIREMENTS

Services
Agreement

Contract #: YYYY-##-DEPT_CONTRACTOR_NAME
Project: PRJ26027 – Back-Up Generators for Crescent Valley, Slocan & Winlaw Fire Halls
GL Code: See Schedule B

THIS AGREEMENT executed and dated for reference the:

_____ day of _____, 2026
(Day) (Month) (Year)

BETWEEN

REGIONAL DISTRICT OF CENTRAL KOOTENAY
(hereinafter called the "RDCK")
at the following address:
Box 590, 202 Lakeside Drive
Nelson, BC V1L 5R4

Agreement Administrator: Robbie Kalabis
Telephone #: Click here to add phone #
Email: Click here to add email

AND

CLICK HERE TO ADD CONTRACTOR NAME
(hereinafter called the "CONTRACTOR")
at the following address:
Click here to add address
City, Province, Postal Code

Agreement Administrator: Add name
Telephone: Click here to add phone #
Email: Click here to add email

1 FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS CONFIRMED, THE RDCK AND THE CONTRACTOR AGREE AS FOLLOWS:

(a) **SERVICES**: The Contractor shall provide the services detailed in "Schedule A" of this Agreement (the "Services").

(b) **CHANGES TO SERVICES:** The RDCK and the Contractor acknowledge that it may be necessary to modify the Services, the Project schedule and/or the Budget in order to complete the Project. In the event that the RDCK or the Contractor wishes to make a change or changes to the Services, the Project schedule and/or the Budget it shall notify the other of the proposed change and reason(s) therefore. The party receiving the notification shall review and consider the proposal for change and shall as soon as is reasonably possible and no longer than within five (5) working days, advise in writing the party proposing the change whether it agrees to the change. Where the parties agree to the change, such agreement will form part of this Agreement and be formalized by means of an Agreement Amendment.

(c) **TERM:** Notwithstanding the date of execution of this Agreement the Contractor shall provide the Services described in Schedule A hereof commencing on **[Start Date]** and ending on **[End Date]** (the "Term").

SAMPLE

(d) **LOCATION:** The location for delivery of the Services shall be:

- Crescent Valley Fire Hall located at 1365 Highway 6
- Slocan Fire Hall located at 8877 Slocan South Rd
- Winlaw Fire Hall located at 5741 Highway 6

(e) **CONTRACT PRICE/RATE:** $[Amount] (excluding GST) and on the terms set out in Schedule B.

(f) **BILLING DATE:** Upon installation of each generator.

(g) Schedules A and B are incorporated into, and form part of this Agreement.

(h) The following terms and conditions are incorporated into, and form part of this Agreement:

THE CONTRACTOR'S OBLIGATIONS

2 The Contractor shall:

(a) Undertake all work and supply all materials necessary to perform the Services, unless stipulated otherwise in Schedule A;

(b) Upon the request of the Regional District of Central Kootenay (herein after called the "RDCK") fully inform the RDCK of the work done by the Contractor in connection with the provision of the Services and permit the RDCK at all reasonable times to inspect, review and copy all works, productions, buildings, accounting records, findings, data, specifications, drawings, working papers, reports, documents and materials, whether complete or otherwise, that have been produced, received or acquired by the Contractor as a result of this agreement;

(c) Comply with all applicable municipal, provincial and federal legislation and regulations;

(d) At its own expense, obtain all permits and licenses necessary for the performance of the Services, and on request provide the RDCK with proof of having obtained such licenses or permits;

(e) Promptly pay all persons employed by it;

(f) Not assign this Agreement, not subcontract any of its obligations under this Agreement, to any person, firm or corporation without the prior written consent of the RDCK;

(g) At all times, exercise the standard of care, skill and diligence normally exercised and observed by persons engaged in the performance of services similar to the Services;

(h) At all times, treat as confidential all information and material supplied to or obtained by the Contractor or subcontractor as a result of this Agreement and not permit the publication, release or disclosure of the same without the prior written consent of the RDCK;

(i) Not perform any service for any other person, firm or corporation which, in the reasonable opinion of the RDCK, may give rise to a conflict of interest;

(j) Be an independent Contractor and not the servant, employee or agent of the RDCK;

(k) Ensure all persons employed by it to perform the Services are competent to perform them, adequately trained, fully instructed and supervised;

(l) Accept instructions from the RDCK, provided that the Contractor shall not be subject to the control of

SAMPLE

the RDCK in respect of the manner in which such instructions are carried out;

(m) At its own expense, obtain Workers Compensation Board coverage for itself, all workers and any shareholders, directors, partners or other individuals employed or engaged in the execution of the Services. Upon request, the Contractor shall provide the RDCK with proof of such compliance;

(n) Be responsible for all fines, levies, penalties and assessments made or imposed under the *Worker's Compensation Act* and regulations relating in any way to the Services, and indemnify and save harmless fines, levies, penalties and assessments;

(o) Ensure that all personnel hired by the Contractor to perform the Services will be the employees of the Contractor and not to the RDCK with the Contractor being solely responsible for the arrangement of reliefs and substitutions pay supervision, discipline, employment insurance, workers compensation, leave and all other matters arising out of the relationship of employer and employee;

(p) Not in any manner whatsoever commit or purport to commit the RDCK to the payment of any money;

(q) Establish and maintain time records and books of account, invoices, receipts, and vouchers of all expenses incurred;

(r) Notwithstanding the provision of any insurance coverage by the RDCK, indemnify and save harmless the RDCK, its successor(s), assign(s) and authorized representative(s) and each of them from and against losses, claims, damages, actions, and causes of action (collectively referred to as "Claims"), that the RDCK may sustain, incur, suffer or be put to at any time either before or after the expiration or termination of this Agreement, that arise out of errors, omissions or negligent acts of the Contractor or its subcontractor(s), servant(s), agent(s) or employee(s) under this Agreement, excepting always that this indemnity does not apply to the extent, if any, to which the Claims are caused by errors, omissions or the negligent acts of the RDCK its other contractor(s), assign(s) and authorized representative(s) or any other persons;

(s) Use due care that no person or property is injured and no rights infringed in the performance of the Services, and shall be solely responsible for all losses, damages, costs and expenses in respect to any damage or injury, including death, to persons or property incurred in providing the Services or in any other respect whatsoever;

(t) The Contractor must provide the RDCK with a certificate of insurance upon execution of this Agreement in a form acceptable to the Chief Financial Officer of the Regional District and shall, during the Term of this Agreement, take out and maintain the following insurance coverage:

(i) Automobile Liability (third party) insurance with a minimum limit of **$5,000,000**.

(ii) comprehensive commercial general liability insurance against claims for bodily injury, death or property damage arising out of this Agreement or the provision of the Services in the amount of **$5,000,000 dollars per occurrence** with a **maximum deductible of $5,000**;

Such insurance will:

(A) name the Regional District, its elected officials, employees, officers, agents and others as an additional insured;

(B) include the Contractor's Blanket contractual liability;

(C) include a Cross Liability clause;

(D) include occurrence property damage;

SAMPLE

(E) include personal injury;

(F) include a Waiver of Subrogation clause in favor of the RDCK whereby the insurer, upon payment of any claim(s), waives its right to subrogate against the RDCK for any property loss or damage claim(s);

(G) be primary in respect to the operation of the named insured pursuant to the contract with the RDCK. Any insurance or self-insurance maintained by the RDCK will be in excess of such insurance policy (policies) and will not contribute to it;

(H) require the insurer not cancel or materially change the insurance without first giving the RDCK thirty days' prior written notice; provided that if the Contractor does not provide or maintain in force the insurance required by this Agreement, the Contractor agrees that the RDCK may take out the necessary insurance and the Contractor shall pay to the RDCK the amount of the premium immediately on demand.

(iii) all risk property coverage in an amount sufficient to cover the cost of the contractor's equipment and tools needed for this contract, as well as work product in progress prior to delivery.

Such coverage will:

(A) Include an Installation Floater

(u) Inspect the site where the Services are to be performed (the "Site") and become familiar with all conditions pertaining thereto prior to commencement of the Services;

(v) Where materials and supplies are to be provided by the Contractor, use only the best quality available;

(w) Where samples of materials or supplies are requested by the RDCK, submit them to the RDCK for the RDCK's approval prior to their use;

(x) Not cover up any works without the prior approval or consent of the RDCK and, if so required by the RDCK, uncover such works at the Contractor's expense; and

(y) Keep the Site free of accumulated waste material and rubbish caused by it or the Services and, on the completion of the Services, leave the Site in a safe, clean and sanitary condition.

THE REGIONAL DISTRICT OF CENTRAL KOOTENAY'S OBLIGATIONS

3 The RDCK shall:

(a) Subject to the provisions of this Agreement, pay the Contractor, in full payment for the Services which in the opinion of the RDCK at the times set out is Schedule B of this Agreement (herein called "Contract Price"), and the Contractor shall accept such payment as full payment for the Services;

(b) Notwithstanding Subsection 3(a), not be under any obligation to advance to the Contractor more than 90% of the Contract Price for Services rendered in accordance with Schedule A to the satisfaction of the RDCK. The 10% holdback shall be retained and paid back in accordance with the *Builder Lien Act*;

(c) Providing that it is not in breach of any of its obligations under this Agreement, holdback from the Contract Price in addition to the 10% holdback contemplated in Subsection 3(b), sufficient monies to indemnify the RDCK completely against any lien or claim of lien arising in connection with the

SAMPLE

provision of the Services;

(d) Make available to the Contractor all available information considered by the RDCK to be pertinent to the Services;

(e) Give the Contractor reasonable notice of anything the RDCK considers likely to materially affect the provision of the Services; and

(f) Examine all studies, reports, sketches, proposals and documents provided by the Contractor under this Agreement, and render decisions pertaining thereto within a reasonable time.

TERMINATION OF AGREEMENT

4 In the event of a substantial failure of a party to perform in accordance with the terms and conditions of this Agreement, it may be terminated by the other party on five (5) days' written notice.

5 The RDCK may, at its sole discretion, terminate this Agreement on ten (10) days' notice, and the payment of funds required to be made pursuant to Section 6 shall discharge the RDCK of all of its liability to the Contractor under this Agreement.

6 Where this Agreement expires or is terminated before 100% completion of the Services, the RDCK shall pay to the Contractor that portion of the Contract Price which is equal to the portion of the Services completed to the satisfaction of the RDCK prior to expiration or termination.

7 Where the Contractor fails to perform or comply with the provisions of this Agreement the RDCK may, in addition to terminating this Agreement, pursue such remedies as it deems necessary.

GENERAL TERMS

8 The RDCK shall be the sole judge of the work, material and the standards of workmanship in respect of both quality and quantity of the Services, and his decision on all questions in dispute with regard thereto, or as to the meaning and intentions of this contract, and as to the meaning or interpretation of the plans, drawings and specifications, shall be final, and no Services shall be deemed to have been performed as to entitle the Contractor to payment therefrom, until the RDCK is satisfied therewith.

9 The RDCK certifies that the Service purchased pursuant to this Agreement are for the use of and are being purchased by the RDCK and are therefore subject to the *Excise Tax Act* (Canada).

10 This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia.

11 Time shall be of the essence of this Agreement.

12 Any notice required to be given hereunder shall be delivered or mailed by prepaid certified or registered mail to the addresses above (or at such other address as either party may from time to time designate by notice in writing to the other), and any such notice shall be deemed to be received 72 hours after mailing.

13 This Agreement shall be binding upon the parties and their respective successors, heirs and permitted assigns.

14 A waiver of any provision or breach by the Contractor of any provision of this Agreement shall be effective only if it is in writing and signed by the RDCK.

SAMPLE

15 A waiver under Section 14 shall not be deemed to be a waiver of any subsequent breach of the same or any other provision of this Agreement.

16 Everything produced, received or acquired (the "Material") by the Contractor or subcontractor as a result of this Agreement, including any property provided by the RDCK to the Contractor or subcontractor, shall:

(a) be the exclusive property of the RDCK; and

(b) be delivered by the Contractor to the RDCK immediately upon the RDCK giving notice of such request to the Contractor.

17 The copyright in the Material belongs to the RDCK.

18 The RDCK may, at its discretion, notify the Contractor that the terms, amounts and types of insurance required to be obtained by the Contractor hereunder be changed.

19 Where the Contractor is a corporation, it does hereby covenant that the signatory hereto has been duly authorized by the requisite proceedings to enter into and execute this Agreement on behalf of the Contractor.

20 Where the Contractor is a partnership, all partners are to execute this Agreement.

21 Sections 2 b), i), j), r), and 17 of this Agreement will, notwithstanding the expiration or earlier termination of the Term, remain and continue in full force and effect.

22 Parts 2, 3 and 4 of the Request for Quote of the RDCK dated [Date] and the Contractor's Quote provided in response are hereby incorporated into and forms part of this Agreement.

23 Except as expressly set out in this Agreement, nothing herein shall prejudice or affect the rights and powers of the RDCK in the exercise of its powers, duties or functions under the *Community Charter* or the *Local Government Act* or any of its bylaws, all of which may be fully and effectively exercised as if this Agreement had not been executed and delivered.

IN WITNESS WHEREOF the parties hereto have duly executed this Agreement as of the day and year first above written.

REGIONAL DISTRICT OF CENTRAL KOOTENAY	**CLICK HERE TO ADD CONTRACTOR NAME**
(Signature of Authorized Signatory)	(Signature of Authorized Signatory)
(Name and Title of Authorized Signatory)	(Name and Title of Authorized Signatory)
(Signature of Authorized Signatory)	(Signature of Authorized Signatory)
(Name and Title of Authorized Signatory)	(Name and Title of Authorized Signatory)

SAMPLE

2. Description of the Services

This Part shall be read with and shall form part of the Contract to be executed by the parties.

2.1. Detailed Scope of Work

2.1.1. General

As per the BC OHS regulations all fire halls built before 1990 have completed hazardous material surveys. The three Fire Hall's were constructed in the 1980's. No Asbestos containing materials (ACM) were identified in the building. There are a few areas of painted flooring that has been identified as having a high concentration of lead-based paint as per below.

Regional District of Central Kootenay December 12th-16th, 2016

Lead

Of the thirty six samples collected for lead in paint, three had lead content in excess of 1000 ppm:

- Crescent Valley fire department men's washroom **grey floor paint-2510 ppm**;
- Crescent Valley fire department main bay NW corner **red floor paint-5480 ppm**, and;

Results from both RDCK Infrastructure Inventory Lists and/or Building Assessment Reports by Western Canada Safety Services Ltd will be provided upon request.

The Contractor must provide a minimum 7 days' notice to the Fire Chief and the Project Manager prior to mobilizing. The Contractor must not restrict the use of the hall and parking lot for emergency response. Contractor to notify the Fire Chief of schedule for all site deliveries, bin drop offs and removals.

2.1.2. Installation

1. Inspect facility in order to determine optimal location of equipment, confirm minimum generator capacity required for:
    a. Crescent Valley Fire Hall 200A 120v 1PH system and any/all modifications and/or additions to the existing electrical systems to accommodate the generator system.
    b. Slocan Fire Hall 200A 120/208v 3PH system and any/all modifications and/or additions to the existing electrical systems to accommodate the generator system.
    c. Winlaw Fire Hall 200A 120v 1PH system and any/all modifications and/or additions to the existing electrical systems to accommodate the generator system.
2. Obtain all required permits for the work.
3. Supply and install a new 60kW generator (LPV-fueled / liquid cooled /1800 rpm) and all required wiring, and circuitry at each Fire Hall. Generators shall include full sound enclosure, digital control panel, block heater, premium sealed battery, battery warmer and charger, and 5-year Manufacturer's warranty.
4. Supply and install a 200A Auto Transfer Switch and disconnect switch (exterior rated if applicable) at each location.
5. Coordinate work with that of the fuel system supplier, and electrical utility provider. Contractor shall be responsible for submitting TSBC affidavit(s) to Utility Provider and Owner and all costs for service disconnects and reconnects.
6. Ensure system is functioning reliably and instruct fire hall personnel on proper equipment operation and basic maintenance.
7. Remove all equipment, debris, and supplies from site and thoroughly inspect and sweep affected areas to ensure no fasteners or similar hazards remain.

8. Make good any damage to adjacent surfaces. Ensure any/all building envelope penetrations are sealed and weatherproofed.
9. Provide Operations & Maintenance manual and all equipment manufacturer's warranty information.

2.1.3. Equipment

Generators shall be as described in the following links or equivalent:

https://www.generac.com/globalassets/products/residential/standby-generators/spec-sheets/rg048-060-080_protectorseries_liquid-cooled-gaseous-engine_specsheet.pdf

2.1.4. Methodology

The bidder shall identify in their response, the methodology and associated timeframes, assumptions and exclusions which will enable them to successfully meet the requirements of the request for quote. The Bidder should provide product cut sheets, drawings or a catalogue page for each product specified.

2.2. Contractor's Control of Supply of Services

The Contractor shall have complete control in respect of the supply of the Services and shall effectively direct and supervise the supply of the Services using its best skill and attention. The Contractor shall be solely responsible for all means, methods, techniques, sequences and procedures required for the supply of the Services and for coordinating all parts of the supply of the Services under the Contract.

The Contractor shall carefully examine the Contract Documents and shall promptly report to the RDCK Representative any error, inconsistency or omission they may discover. Although the RDCK may agree to special methods of supplying the Services, the Contractor will not be relieved of their responsibility for the result. The RDCK's agreement with such special methods shall not constitute ground for claims for the Contractor for any additional payment, nor for relief of their responsibility for the methods used.

2.3. Contractor's Responsibilities

All equipment, labour, materials and associated costs for the supply of the Services will be the responsibility of the Contractor. The Contractor shall have the required expertise to supply the Services in a competent manner. The Contractor's responsibilities shall include, but not be limited to the following:

a. The Contractor shall safeguard workers by ensuring clean, functional clothing, protective gloves and footwear, in accordance with Worker's Compensation Board regulations, is worn during the performance of the Contract.
b. The Contractor shall present a positive image to residents by using clean, attractively painted, well maintained vehicles. The Contractor's vehicles shall be maintained in a clean, functional and operational condition with reference to relevant health or sanitary regulations.
c. The Contractor shall prominently display their name, telephone number and vehicle identification number on each vehicle to be used in the performance of the Contract.

SAMPLE

SCHEDULE B: CONTRACT PAYMENT TERMS

1 Total budget shall not exceed $[Amount] (excluding GST).

2 Invoices to be submitted upon installation of each generator.

3 **Builders Lien Holdback:** All payments are subject to the mandatory 10% statutory holdback required under the *BC Builders Lien Act*.

Invoices should include the following details:

	EXAMPLE
Invoice Total (pre-GST)	*$100.00*
Minus 10% Builder's Lien Act holdback	*$10.00*
Invoice Subtotal	***$90.00***
Plus GST applied to Invoice Subtotal	*$4.50*
Equals Payment Amount	***$94.50***

The RDCK requires contractors to submit a **Statutory Declaration (Stat Dec)** at two critical project stages. These documents are our primary tool to ensure contractors are paying their subcontractors and suppliers, protecting the RDCK's property from surprise construction liens.

A statutory declaration under the *Builders Lien Act* is a contractual document submitted with progress payment applications and/or right before releasing the mandatory 10% holdback.

Stage 1. With Monthly Progress Payment Applications
The Timing: Require a signed and notarized declaration with **every invoice starting from the second billing cycle** onward.
The Purpose: The contractor swears under oath that all subcontractors, laborers, and material suppliers from the previous month's invoice have been paid in full. This prevents them from being paid and leaving their crew unpaid.

Stage 2. Before Releasing the 10% Holdback
The Timing: Require a final declaration **at the end of the statutory 45-day holdback period**, just before releasing the retained holdback funds.

In Canadian construction, the standard and most widely accepted template is the **CCDC 9A Statutory Declaration**, published by the Canadian Construction Documents Committee (CCDC).

Any and all costs associated with providing required Statutory Declaration shall be borne solely by the Contractor.

4 The following contract number and GL code(s) **must** be quoted on the invoice(s):

Contract Number: **YYYY-##-DEPT_CONTRACTOR_NAME**
GL Code: **ACCOUNT # & WORK ORDER #**

SAMPLE

Invoices should be emailed to ap@rdck.bc.ca, **with a COPY sent to the Project Manager** in cc.

5 Invoices to be paid on net 30 day term.

6 The Contractor's GST number must be included on invoices where GST is applicable, in which case, GST shall also be listed as a separate line item.

7 The Contractor's name on the invoice must match the name identified in the first page of this contract.

SAMPLE

Contract No. Enter Number
PRJ26027

Click here to enter a date

Dear Insurance Broker:

RE: STANDARD CERTIFICATE OF INSURANCE FORM

Your client, Contractor's Name as it appears on the Contract, is preparing to enter into a contractual agreement with the Regional District of Central the supply and installation of backup generators and related equipment/materials at the following location(s):

- Crescent Valley Fire Hall located at 1365 Highway 6
- Slocan Fire Hall located at 8877 Slocan South Rd
- Winlaw Fire Hall located at 5741 Highway 6

As per our insurer's recommendation, a separate Standard Certificate of Insurance Form is needed for each contract, therefore it is possible that if your client has more than one contract with the RDCK, you may be asked to complete this form more than once.

As proof that their insurance coverage meets their contractual requirements, we require their broker complete the attached Standard Certificate of Insurance Form. Their contract insurance terms are copied below.

(t) The Contractor must provide the RDCK with a certificate of insurance upon execution of this Agreement in a form acceptable to the Chief Financial Officer of the Regional District and shall, during the Term of this Agreement, take out and maintain the following insurance coverage:

*(i) Automobile Liability (third party) insurance with a minimum limit of **$5,000,000**.*

*(ii) comprehensive commercial general liability insurance against claims for bodily injury, death or property damage arising out of this Agreement or the provision of the Services in the amount of **$5,000,000 dollars per occurrence** with a **maximum deductible of $5,000**;*

Such insurance will:

(A) name the Regional District, its elected officials, employees, officers, agents and others as an additional insured;

SAMPLE

(B) *include the Contractor's Blanket contractual liability;*

(C) *include a Cross Liability clause;*

(D) *include occurrence property damage;*

(E) *include personal injury;*

(F) *include a Waiver of Subrogation clause in favor of the RDCK whereby the insurer, upon payment of any claim(s), waives its right to subrogate against the RDCK for any property loss or damage claim(s);*

(G) *be primary in respect to the operation of the named insured pursuant to the contract with the RDCK. Any insurance or self-insurance maintained by the RDCK will be in excess of such insurance policy (policies) and will not contribute to it;*

(H) *require the insurer not cancel or materially change the insurance without first giving the RDCK thirty days' prior written notice; provided that if the Contractor does not provide or maintain in force the insurance required by this Agreement, the Contractor agrees that the RDCK may take out the necessary insurance and the Contractor shall pay to the RDCK the amount of the premium immediately on demand.*

(iii) *all risk property coverage in an amount sufficient to cover the cost of the contractor's equipment and tools needed for this contract, as well as work product in progress prior to delivery.*

Such coverage will:

(A) *Include an Installation Floater*

In addition, please note the following maximum deductibles accepted as per the RDCK's policy on Minimum required amounts of insurance for contracts:

- All Risk Property Insurance $ 5,000
- Commercial General Liability Insurance $ 5,000

If your client's insurance coverage meets the above requirements, please complete the attached Standard Certificate of Insurance Form and return the completed form to them. If your client's insurance coverage does not meet these requirements, please contact your client directly to discuss any coverage adjustments needed prior to completing this form. Note that the Insured name on the Standard Certificate of Insurance Form must match the client name as it appears in this letter.

Sincerely,

RDCK

SAMPLE

Certificate of Insurance Form

This certifies that policies of insurance as described below have been issued to the Insured named below and are in full force and effect at this time.

NOTE: PROOF OF INSURANCE WILL BE ACCEPTED ON THIS FORM ONLY. INSURANCE COMPANIES MUST BE LICENSED TO OPERATE IN CANADA AND HAVE A MINIMUM AM BEST RATING OF A- OR HIGHER.

This Certificate is issued to the Regional District of Central Kootenay

Insured Name: _____

Address: _____

Broker Name:_____ Agent's Name:_____

Address:_____ Phone:_____

Title, number and nature of contract, permit, lease, license or operation to which this Certificate applies:

_____

_____

_____

Type of Insurance	**Insurer Name and Policy Number**	**Policy Term** dd/mm/yy	**Limits of Liability/Amounts**
Section 1 Commercial General Liability ☐ Occurrence Form ☐ Claims Made Form		From: To:	Bodily Injury, Death & Property Damage $ _____ Per Occurrence $ _____ Aggregate $ _____ Deductible
Section 2 ☐ Umbrella Liability ☐ Excess Liability		From: To:	$ _____ Umbrella Liability $ _____ Excess Gen. Liability
Section 3 Professional/Errors and Omissions Liability ☐ Occurrence Form ☐ Claims Made Form		From: To:	$ _____ Per Claim $ _____ Aggregate $ _____ Deductible Per Claim

Section 4 Environmental Impairment Liability ☐ Occurrence Form ☐ Claims Made Form		From: To:	$ _____ Per Occurrence $ _____ Aggregate $ _____ Deductible
Section 5 Automobile Liability (owned or leased vehicles)	If insured by ICBC, attach a copy of the ICBC form APV-47	From: To:	Personal Injury & Property Damage $ _____ Limit
Section 6 All Risk Property - Contractor's Equipment		From: To:	$ _____ Limit $ _____ Aggregate $ _____ Deductible
Section 7 Other (Specify)		From: To:	$ _____ Limit $ _____ Aggregate $ _____ Deductible

Details of Coverage (Sections 1 & 2): ☒ indicates that the coverage is included.

☐ The Regional District of Central Kootenay, its officials, officers, employees, servants and agents added as Additional Insured	☐ Personal Injury	☐ Non-owned automobile
	☐ Premises & operations	☐
	☐ Waiver of subrogation in favour of the RDCK	☐
☐ Blanket Contractual		
☐ Cross Liability/ Severability Interests	☐ Coverage is primary and not contributory	☐
☐ Occurrence Property Damage	☐ 30 days notice of cancellation	☐

Particulars of Environmental Impairment Liability Insurance (Section 4) ☒ indicates that the coverage is included.

☐ The Regional District of Central Kootenay, its officials, officers, employees, servants and agents added as Additional Insured	☐ Cross Liability/ Severability Interests	☐ Coverage is primary and not contributory
	☐ Waiver of subrogation in favour of the RDCK	☐ 30 days notice of cancellation
☐ Blanket Contractual	☐	☐

Details of Coverage (Sections 6): ☒ indicates that the coverage is included.

☐ Installation Floater ☐ ☐

Details of Coverage (Sections 7): ☒ indicates that the coverage is included.

☐ ☐ ☐

These policies comply with the insurance requirements of the governing contract, permit, lease, license or other requirements of the Regional District of Central Kootenay. It is understood and agreed any deductible or reimbursement clause contained in the policy shall be the sole responsibility of the Named Insured.

Signature and Broker's Stamp Authorized to Sign on Behalf of Insurers	Title	Date Signed

Broker Comments

PART 2: QUOTE FORM

REQUEST FOR QUOTE

Back-Up Generators – Crescent Valley, Winlaw & Slocan Fire Halls
Project No. PRJ26027
CLOSING TIME & DATE: 2:00 pm Local Time, December 10, 2026

REGISTERED COMPANY NAME: _____

MAILING ADDRESS: _____

CITY/POSTAL CODE: _____

EMAIL ADDRESS: _____

WORKSAFE BC ACCOUNT NUMBER: _____

DATED: _____

TO: **Regional District of Central Kootenay**
Box 590, 202 Lakeside Drive
Nelson, BC V1L 5R4

The Bidder has carefully examined the Site(s) where the Services will be supplied or used and the Contract Documents for PRJ26027: Back-Up Generators – Crescent Valley, Winlaw & Slocan Fire Halls.

The undersigned Bidder understands the conditions under which the Services are to be supplied and offers to provide all necessary labour, machinery, tools, equipment, apparatus and other means of construction and do all work and furnish all materials called for by the Contract Documents in the manner prescribed herein and in accordance with the Regional District's requirements, for the rates quoted in Schedule B-Pricing Schedules and in accordance with the other Schedules of this Quote.

Schedule A and Schedule B shall be read with and form part of this Quote as if embodied herein.

This Quote includes all Addenda numbers _____ to _____ inclusive.

AUTHORIZATION

The Bidder understands and agrees that:

a. the proposed rates specified in Schedule B-Pricing Schedules include all taxes, duties and all other additional charges on any materials, equipment and labour, except the GST which shall be charged separately;

b. the onus is on the Bidder to determine during the course of the open Quote (through engagement with the manufacturers and their suppliers) which of the equipment and or materials that have been specified, are subject to tariffs and the applicable percentage applied. The Bidder should undertake their own cost risk analysis and determine their bid amount accordingly. The RDCK at this time, will not accept cost increases after tender closing and prices submitted are to be held for the ninety (90) days, as specified in the tender documents;

c. payment will be made only for the supply of Services specified in the Contract. Payment will be made according to the rates proposed in Schedule B-Pricing Schedules;

d. The lowest or any Quote will not necessarily be accepted. The RDCK reserves the right in its absolute discretion to: accept the Quote which it deems most advantageous and favorable in the interests of the RDCK; and waive informalities in, or reject any or all Quotes, in each case without giving any notice. In no event will the RDCK be responsible for the costs of preparation or submission of a Quote;

   If there is only one compliant Quote received by the Closing Time, the RDCK reserves the right to accept the Quote or cancel the Quote process with no further consideration for the sole Quote. This includes the right to cancel this Request for Quote at any time prior to entering into the Contract with the Contractor. The RDCK reserves the right to cancel at any time before award of the Contract without being obliged to any Bidder – not just where there is only one compliant Quote; and

e. The RDCK reserves the right, at its sole discretion to waive irregularities and informalities in any Quote and to seek clarification or additional information on any area of any Quote when it is in the best interest of the RDCK to do so. The RDCK, however, may at its sole discretion reject or retain for consideration Quotes which are non-conforming because they do not contain the content or form required by these Instructions to Bidders or because they have not complied with the process for submission set out herein.

The Bidder further understands and agrees as follows:

a. If the undersigned is notified in writing of the acceptance of their Quote, it agrees that within fifteen (15) days of the date of the Notice of Award they will enter into an Agreement and execute the Contract for the supply of the Services and guarantees completion of the Contract in accordance with the Contract Documents;

b. Within fifteen (15) days from the date of the Notice of Award of this Quote, to furnish to the Regional District, the specified insurance and the Contract Security for the performance of the Contract;

c. To begin supply of the Services on the date specified in the Notice to Proceed;

d. Except as expressly and specifically permitted in these Instructions to Bidders, no Bidder shall have any claim for any compensation of any kind whatsoever, as a result of participating in this Request for Quote, and by submitting a Quote each Bidder shall be deemed to have agreed that it has no claim; and

e. The RDCK reserves the right, at its discretion, to negotiate with any Bidder that the RDCK believes has the most advantageous Quote or with any other Bidder or Bidders concurrently. In no event will the RDCK be required to offer any modified terms to any other Bidder prior to entering into the Contract with the successful Bidder, and the RDCK shall incur no liability to any other Bidder as a result of such negotiations or modifications.

SIGNED AND DELIVERED by:

_____
Name of Bidder (Company)

		In the presence of:
_____	)	_____
Name (printed)	)	Witness Name (printed)
_____	)	_____
Authorized Signature	)	Witness Signature
_____	)	_____
Address (printed)	)	Address (printed)
_____	)	_____
Address (printed)	)	Address (printed)
_____	)	_____
Telephone	)	Telephone

DATED this _____ day of _____, 2026.

SCHEDULE B: PRICING SCHEDULES

This section shall be read with and shall form part of the Contract Form. The Bidder hereby proposes the following prices to provide all materials, supervision, labour, equipment and all else necessary for the proper supply of the Services. Costs of a general nature that do not pertain to any one item shall be pro-rated among all items. No claim for extra payment on the grounds that the Services supplied could not be properly charged to items within the Description of Services will be considered.

	Description	Qty	Unit	Total Price
1	**CRESCENT VALLEY FIRE HALL**			
1.1	1. Inspect facility to determine optimal location of equipment, confirm minimum generator capacity required for the existing 200A 120v 1PH system and any/all modifications and/or additions to the existing electrical systems to accommodate the generator system. 2. Obtain all required permits for the work. 3. Supply and install new 60kW 1PH generator (LPV-fueled / liquid cooled /1800 rpm) and all required wiring, and circuitry. Generator shall include full sound enclosure, digital control panel, block heater, premium sealed battery, battery warmer and charger, and 5-year Manufacturer's warranty. 4. Supply and install 200A Auto Transfer Switch and disconnect switch (exterior rated if required) 5. Coordinate work with that of the fuel system supplier and electrical utility provider. Submit TSBC affidavit(s) to Utility Provider and Owner. 6. Ensure system is functioning reliably and instruct fire hall personnel on basic operation and maintenance. 7. Remove all equipment, debris, and supplies from site and thoroughly inspect and sweep affected areas to ensure no fasteners or similar hazards remain. 8. Make good any damage to adjacent surfaces. Ensure any/all building envelope penetrations are sealed and weatherproofed. 9. Provide Operations & Maintenance manual and all equipment manufacturer's warranty information.	1	LS	$
2	**SLOCAN VALLEY FIRE HALL**			
2.1	1. Inspect facility to determine optimal location of equipment, confirm minimum generator capacity required for the existing 200A 120/208v 3PH system and any/all modifications and/or additions to the existing electrical systems to accommodate the generator system. 2. Obtain all required permits for the work. 3. Supply and install new 60kW 3PH generator (LPV-fueled / liquid cooled /1800 rpm) and all required wiring, and circuitry. Generator shall include full sound enclosure, digital control panel, block heater, premium sealed battery, battery warmer and charger, and 5-year Manufacturer's warranty. 4. Supply and install 200A Auto Transfer Switch and disconnect switch (exterior rated if required)	1	LS	$

	5. Coordinate work with that of the fuel system supplier and electrical utility provider. Submit TSBC affidavit(s) to Utility Provider and Owner. 6. Ensure system is functioning reliably and instruct fire hall personnel on basic operation and maintenance. 7. Remove all equipment, debris, and supplies from site and thoroughly inspect and sweep affected areas to ensure no fasteners or similar hazards remain. 8. Make good any damage to adjacent surfaces. Ensure any/all building envelope penetrations are sealed and weatherproofed. 9. Provide Operations & Maintenance manual and all equipment manufacturer's warranty information.			
3	**WINLAW FIRE HALL**			
3.1	1. Inspect facility to determine optimal location of equipment, confirm minimum generator capacity required for the existing 200A 120v 1PH system and any/all modifications and/or additions to the existing electrical systems to accommodate the generator system. 2. Obtain all required permits for the work. 3. Supply and install new 60kW 1PH generator (LPV-fueled / liquid cooled /1800 rpm) and all required wiring, and circuitry. Generator shall include full sound enclosure, digital control panel, block heater, premium sealed battery, battery warmer and charger, and 5-year Manufacturer's warranty. 4. Supply and install 200A Auto Transfer Switch and disconnect switch (exterior rated if required) 5. Coordinate work with that of the fuel system supplier and electrical utility provider. Submit TSBC affidavit(s) to Utility Provider and Owner. 6. Ensure system is functioning reliably and instruct fire hall personnel on basic operation and maintenance. 7. Remove all equipment, debris, and supplies from site and thoroughly inspect and sweep affected areas to ensure no fasteners or similar hazards remain. 8. Make good any damage to adjacent surfaces. Ensure any/all building envelope penetrations are sealed and weatherproofed. 9. Provide Operations & Maintenance manual and all equipment manufacturer's warranty information.	1	LS	$
	SUBTOTAL ITEMS 1.1 THROUGH 3.1			$
	GST ON ITEMS 1.1 THROUGH 3.1			$
	TOTAL PRICE			$

The RDCK reserves the right to change individual line item quantities or delete specific line items in their entirety to meet available budget.

4. Optional Prices

The following is a list of Optional Prices and forms part of this Contract, upon the acceptance of any or all of the Optional Prices. The Optional Prices are an addition to the Total Proposal Price and do not include GST.

Line Item	Description of Optional Price Items	Qty	Unit	Total Price
4.1	Supply and install reinforced concrete pad (approx. 48”x96”x6” thick) including base prep, granular materials and restoration.	3		$
4.2	Supply and install 500lb propane tank on metal feet, 10ft away from generator (Can-Gas is the supplier in the area).	3		$
4.3	Supply and install all gas fitting services to plumb in propane tank to generator.	3		$