

Appendix "A".  
A.01

Phasing Schedule

**Correctional Services Canada  
Regional Psychiatric Centre  
BOW UNIT - Redevelopment**

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# Appendices

**1.0 OVERVIEW:**

**1.1 General Requirements**

- .1 The Bow Unit will remain operational throughout construction. This will mean that all Life Safety and security systems must be operational at all times. Before any equipment is removed from operation, the replacement equipment must be operational, so that there is a seamless transition.. If there will be a shut down of any life safety or security equipment, the contractor to notify the Departmental Representative 6 weeks in advance, so that alternative measures can be made for temporarily relocating the occupants of the Unit. For the temporary shut down of non Life Safety systems, such as the HVAC system, the contractor to notify the Departmental Representative 2 weeks in advance.
- .2 All hoarding to be constructed from floor to ceiling. Refer to specifications section 01 56 00
- .3 Refer to the Material Storage Plan 12/A0.2 for proposed location of material storage and access door locations for work on the project.

**1.2 Phases of Construction**

- .1 The Construction to follow the Phases of Construction. Refer to the Phasing Drawing A0.2. Each Phase has been broken down into work to be done for each discipline. It is the Contractors' responsibility to review each phase and bring any issues that might compromise the continuous operation of the Bow Unit to the attention of the Departmental Representative so that changes can be made.
- .2 It is the Contractors responsibility to implement the intention of the phases and do the work in an order that brings the least amount of disruption to the occupants of the Unit.
- .3 Any work that must be done to allow for the work listed in the phases to be done, is the responsibility of the contractor to coordinate with the Departmental Representative. The contractor to notify the occupants of his/her expectations and schedule for the removal of furniture and equipment etc. from the spaces that will be under construction. The Contractor is not responsible for relocating the furniture and equipment that is not required for the continued operation of the facility.
- .4 The Regional Psychiatric Center will be responsible to relocate supplies and equipment to alternative locations within the facility during Construction, for example: in Room 100 fridge, photocopier, shredder, extra desks and computers to be relocated.

**1.3 Mechanical General Comments:**

- .1 The mechanical systems must remain operational in all areas of the Bow unit unaffected by the renovations.

**1.4 Electrical General Comments:**

- .1 The electrical systems must remain operational in all areas of the Bow unit unaffected by the renovations.

**1.5 Technology General Comments:**

- .1 The technology systems must remain operational in all areas of the Bow unit unaffected by the renovations.
- .2 The technology control post systems must remain operational at all times for the temporary, MCCP and new control posts. Programming must be uploaded and tested before cutting over to the temporary and new control posts.

**2.0 CONSTRUCTION PHASES**

**2.1 PHASE 01**

**.1 ARCHITECTURAL:**

- .1 Set up temporary posts #2 and #3 within the Dayroom on the outside of the existing control post and maintain existing post as temp post #1.
- .2 Set up the Hoarding inside room 100 (with plexi-glass window)
- .3 Set up a temporary work station desk for the control post equipment in room 100.
- .4 Control Post operational in temporary location in Room 100

**.2 MECHANICAL:**

- .1 Demolish ducting, revise supply air duct and diffuser within room 100. Adjust flowrate to suit as per drawings.
- .2 Install new domestic and sanitary piping in crawlspace. Temporarily cap new piping. Do not begin demolition of piping in crawlspace at this time.

**.3 ELECTRICAL:**

- .1 Provide temporary power/communications connection to new temporary control post location.

**.4 TECHNOLOGY:**

- .1 Install door hardware lock modules, new camera network switch and new intercom network switch in Electrical Room 200 and Stair 1 equipment racks.
- .2 Install temporary control post equipment including touch screen monitors, video monitors, intercom masters and make operational.
- .3 Move Paging Panel to temporary control post just prior to operational switch over.
- .4 Add a "Spot Monitor" for IPC cells (BE103,104,105,106)

**2.2 PHASE 02**

**.1 ARCHITECTURAL:**

**2. .1**

- .1 Set up the hoarding around the existing low wall of the existing control post
- .2 Demolish the low wall and counter and millwork for the existing control post.
- .3 Demolish the existing windows and wall in room 100 within the new construction zone.

**.2 MECHANICAL:**

- .1 N/A

**.3 ELECTRICAL:**

- .1 Demolish existing electrical within walls being removed surrounding temporary control post.

**.4 TECHNOLOGY:**

- .1 Relocate existing PTZ video surveillance cameras to hoarding and add new fixed camera on hoarding.
- .2 Remove existing control post equipment and turn over to Departmental Representative.

- 2.3      **PHASE 03**
- .3      Add additional PTZ, location as per drawing
- .1      **ARCHITECTURAL**
- .1      Construct the new closed post behind the hoarding, up to the u/s of the structure above, including the new raised access floor, new block wall, steel structure,, steel plate and drywall wall, new windows and pass-throughs, new steps and handrails, new door to room 100 and new dispensary north wall
- .2      Fit up the control post with millwork desk, file cabinets and key cabinet
- .3      Install open control post with low wall, gates and counter and millwork
- .4      Set up Hoarding around new kitchenette and TV wall
- .2      **MECHANICAL:**
- .1      Adjust sprinkler heads in closed control post. Ensure installation meets NFPA spacing requirements.
- .2      Install new sink, complete plumbing connections in new kitchenette.
- .3      **ELECTRICAL:**
- .1      Install new power, communications and lighting within new closed control post.
- .4      **TECHNOLOGY:**
- .1      Install new control post equipment including touch screen monitors, video monitors, intercom masters and make operational.
- .2      Add new intercoms and door controls.
- 2.4      **PHASE 04**
- .1      **ARCHITECTURAL:**
- .1      Demolish hoarding around new control post
- .2      New Closed Control Post and open post operational
- .3      Remove temporary control post from inside room 100
- .4      Maintain operation of temporary posts #1, #2 and #3 until hoarding is removed.
- .5      Install new concrete wall for new kitchenette and TV. Install new kitchenette.
- .6      demolish hoarding from around the kitchenette
- .2      **MECHANICAL:**
- .1      N/A
- .3      **ELECTRICAL:**
- .1      Demolish temporary power & communications installed to support temporary control post.
- .4      **TECHNOLOGY:**
- .1      Remove temporary control post equipment and turn over to Departmental Representative.
- .2      Relocate video surveillance cameras from hoarding to new control post walls.
- 2.5      **PHASE 05**
- .1      **ARCHITECTURAL:**
- .1      Remove temporary Posts #2 and #3

- .2 Set up Hoarding for construction zone around new door to corridor 102, around new dispensary, around new corridor in front of special population cells and new exterior door and around area for new kitchenette and TV wall.
- .3 Install new desks in room 100
- .4 Demolish: gate to corridor 102, Range D kitchenette, Range D glass wall, wall for new door to vault from Dispensary, exterior window and wall for new exterior door for special population.
- .5 Start excavation for pavement for exercise courtyards
- .6 Remove the splash pad
  
- .2 **MECHANICAL:**
  - .1 N/A
  
- .3 **ELECTRICAL:**
  - .1 Install conduit prior to new concrete pour for fire alarm device connections.
  
- .4 **TECHNOLOGY:**
  - .1 Remove existing door controls.
  - .2 Relocate existing guard tour stations and camera.
  - .3 Remove PTZ
  - .4 Add fixed cameras as per attached drawing
  
- 2.6 **PHASE 06**
  - .1 **ARCHITECTURAL:**
    - .1 Construct new door and side light at corridor 102, Construct and fit up new Dispensary and vault and new coffee room (off of room 100), Construct new wall and door separating off the special population, new exterior door for special population.
    - .2 Construct new paving, trench, and fence posts, gates and benches for exercise Courtyards. Maintain exit at door 27.
    - .3 Remove hoarding from around special population, and dispensary and door 102
  - .2 **MECHANICAL:**
    - .1 Install new ducting and diffusers in new dispensary.
    - .2 Install new sinks and complete plumbing connections to sinks in new dispensary and vault.
    - .3 Adjust sprinkler heads to suit new layout.
  - .3 **ELECTRICAL:**
    - .1 Install new courtyard devices and lighting
    - .2 Install new devices & lighting within dispensary & kitchenette.
    - .3 Revise lighting within new observation gallery to suit new layout.
  - .4 **TECHNOLOGY:**
    - .1 Install new card readers, door controls, intercoms and cameras.
- 2.7 **PHASE 07**
  - .1 **ARCHITECTURAL:**
    - .1 New dispensary, Range D control Post, Special Population cells, exterior door and exercise courtyards operational
    - .2 Set up hoarding around the existing dispensary. Maintain operation of Range D Door.

- .3 Demolish existing dispensary.
- .4 Install structural posts to support 2<sup>nd</sup> floor
  
- .2 **MECHANICAL:**
  - .1 Demolish existing piping for existing Dispensary. Remove sink.
  - .2 Demolish supply air duct in existing Dispensary. Permanently cap duct.
  
- .3 **ELECTRICAL:**
  - .1 Demolish electrical associated with old dispensary.
  
- .4 **TECHNOLOGY:**
  - .1 Install new courtyard cameras, intercoms and door controls.
  - .2 Install new exterior building cameras, intercoms and door controls.
  - .3 Install new interior cameras, intercoms, and door controls.
  
- 2.8 **PHASE 08**
  - .1 **ARCHITECTURAL:**
    - .1 Construct new Range D glass barrier and new Range D door
    - .2 Demolish hoarding around new door to Range D so that it is operational.
    - .3 Set up hoarding around old Range D door.
    - .4 Demolish existing Range D door
    - .3 Construct remaining portion of Range D glass barrier
  
  - .2 **MECHANICAL:**
    - .1 N/A
  
  - .3 **ELECTRICAL:**
    - .1 N/A
  
  - .4 **TECHNOLOGY:**
    - .1 Remove existing door control.
    - .2 Install new door controls.
    - .2 Relocate camera.
  
- 2.9 **PHASE 09**
  - .1 **ARCHITECTURAL:**
    - .1 Remove hoarding around old range D door
  
  - .2 **MECHANICAL:**
    - .1 N/A
  
  - .3 **ELECTRICAL:**
    - .1 N/A
  
  - .4 **TECHNOLOGY:**
    - .1 Install new video surveillance cameras.
    - .2 Install new courtyard and door intercoms.
    - .3 Recalibrate PALS sensors in entire Bow unit.