

ADDENDUM 01

ISSUED August 11, 2024

This Addendum is to be read in conjunction with and supersedes corresponding information in the previously issued Tender Documents. All costs associated with items contained in this Addendum are to be included in the Bid Price. This Addendum will form part of the Contract Documents.

1. Clarification on Geotechnical Options as presented in the ‘Geotechnical Report’.
 - a) It is intended that the Contractors account for the Site Preparation outlined in ‘Option 1’ of the Report in their Bid Price. During the excavation, the Geotechnical Engineers will review the exposed soil conditions and confirm which option will be the best to proceed with. If the strategy outlined in ‘Option 2’ is required by the Consultant, the additional work required by that option will be subject to a Change Order.
2. Clarification of details regarding mechanical openings in north exterior wall
 - a) Mechanical openings shown on drawings M2.0 and attached Architectural Sketch ‘SKA-01a’ and ‘SKA-01b to use Masonry Lintel detail ‘ML1’ or ‘ML2’, from drawing S2.1
3. Clarification 2” water line relocation.
 - a) Mechanical drawing M1.0 shows the relocation of the existing 2” water line some unspecified distance to the east of the building addition. The intention is to have the water line kept as close to the new building foundation wall as possible.
4. Clarification of existing building Hazmat Survey.
 - a) On the basis of the age of the existing building (constructed in 2001 – 2002) and the minimal disruption / demolition of existing building elements (limited to east roof overhang removal and existing overhead door, swing door, and hardware removal), it is expected that work can proceed without a Hazmat Survey.
 - b) If a Bidder expects that a Hazmat Survey is required prior to commencement of the work, the cost of the survey should be included in the Bid Price.
5. Overhead door specification.
 - a) See attached specification section 08 36 13 for clarification on new overhead door requirements.

6. Exterior door hardware clarification.

a) For swing doors 'D01' and 'D02', the following additional hardware components are to be provided.

i. Hinges: Five Knuckle Ball Bearing Heavy Duty Full Mortise Butt Hinges

3 per door; Ives 5BB1HW 114mm x 102mm (or equivalent); Satin Chrome finish

ii. Closer: Surface-Mounted Closer with Hold-Open

Allegion LCN 1461 (or equivalent); HO CNS Pull Side 869 LCN

iii. Kick Plate: Steel Kick Plates

Inside of door only; Ives 8400 12"x24" (or equivalent); Bright Stainless finish

iv. Weather Seals / Gasketing

Allegion 188S-BK (or equivalent); 1XW 2XH) S-Bk ZERO

v. Aluminum Threshold

Pemko Door Threshold (or equivalent); Smooth; 36" L, Aluminum; 2005AV36

vi. Handle & Locking

Lever latch release with locking deadbolt (keyed exterior; thumb-turn interior)

7. Clarification of Mechanical system controls.

a) There is no separate section for controls. The controls are standalone and come with the equipment (T-stat for the Unit heater, transmitter for the exhaust fan, etc). The fans have some control details in Section 20 80 20 – Paragraph 2.4 specifying a wall switch for the ceiling fan.

There are some references to a control section that was deleted (not required).

8. Addition of specification for proposed new oil interceptor.

a) See attached mechanical 'Addendum No. M-01' for proposed oil interceptor specification.

9. Clarification of electrical specifications for lighting:

Refer to Lighting Fixture Schedule on drawing E2.0. Approved equivalent Manufacturer/Series for fixtures as follows:

a) Type A – Cooper Metalux / SLSTP

b) Type B – Ligman Lighting USA / ULEW-30011

c) Type C - Ligman Lighting USA / ULEW-30021

d) Type D – Ready-lite / RAC, Stanpro or Aimlite equal.

10. Clarification of new storm line and landscaping reinstatement.

- a) Drawing M.01 shows the upgraded storm line on the south side of the existing building.
- b) Contractor to remove all materials (grass, planting – including trees, sidewalk) as required to excavate and upgrade stormwater piping as indicated on Mechanical drawings.
- c) Contractor to reinstate grade in landscape areas with backfill over new storm piping to a ‘rough-grading’ elevation.
 - i. City of Salmon Arm to complete final landscaping elements (grass, planting).
- d) Contractor to replace removed section of existing concrete sidewalk leading from existing parking area to existing building exterior door.

11. Clarification of Bid receipt.

- a) In addition to the delivery of the Bid Documents as requested in the Project Manual (Section 00 21 10, Section 00 41 10), e-mail submissions (to dgerow@salmonarm.ca) with additions or modifications to the Bid Documents will be accepted, as long as they are received prior to the Tender deadline.

12. Clarification of Bid Form.

- a) Item 1.8 of the Bid Form (Section 00 41 10 of the Project Manual) indicates that the Contractor is to provide a price for *one* of the two exterior wall options described in the Architectural & Structural drawings, not both. It is intended that the Contractor select the option that represents their preferred construction method (and is likely, in their estimation, the lowest cost of the two options).

13. Clarification of Site Plan note.

- a) Site Plan ‘Note 5’ on drawing A1.1 indicates that the existing curb in southeast corner of site to be removed.
 - i. Contractor to include removal of concrete curb section and infilling of asphalt.
 - ii. City of Salmon Arm responsible for relocation of existing garbage bin and *Accessible* parking stall.

14. Clarification of concrete apron requirement.

- a) As per drawing 2 and ‘Note 4’ on drawing A2.1, a concrete apron is to be provided outside of new truck bays.
 - i. Concrete apron assembly detail shown drawing A2.1 (below ‘Site Plan Notes’).

15. Clarification of survey requirements.

- a) An existing building survey is not provided as part of the Contract Documents.
 - i. As a requirement of the Building Permit, a Survey Certificate will be required for the new foundations. The Contractor will be responsible for obtaining that Survey Certificate and include any associated costs in the Bid Price.

16. Clarification of Project Manual section 00 21 10, item 1.14.

a) Item 1.14 calls for 'Performance Assurance', defined as:

A performance bond is a bond that guarantees that the bonded contractor will perform its obligations under the contract in accordance with the contract's terms and conditions.

b) Item 1.4 is not asking for 'Consent of Surety'.

17. Clarification of re-use of existing overhead door operators.

a) It is intended that the existing electric door operators are to be re-used in the building addition project for the new overhead doors.

i. Contractor is responsible for de-mounting the existing operators and relocating them in building addition, including mounting and new electrical connection.

18. Clarification of electrical wire routing.

a) Electrical wiring to outlets, equipment, lighting to be mounted to surface of interior concrete surface of walls, contained within metal conduit.

19. Clarification of existing site surfaces.

a) Existing exterior concrete slab and asphalt surface to be saw-cut at extent of excavation and infilled with either new concrete apron (as per Site Plan) or asphalt infill (both to slope away from building at minimum 2%).

20. Clarification on protection bollards.

a) As noted on drawings, bollards to be metal-cased and site-filled with concrete. To be painted – red – to match existing.

b) For 'Pre-Cast Concrete Wall Panel' exterior wall option, a single bollard will be placed between the two overhead doors, rather than two bollards (as per the 'Concrete Masonry Unit' exterior wall option).

21. Clarification on connection to existing building.

a) For 'Pre-Cast Concrete Wall' option, where new wall panels align up against exterior surface of existing split-face concrete block, the gap should be filled with grout to create a smooth, clean surface bridging the gap (painted, as per interior concrete surface painting).

22. Addition of approved alternate for thermal spacing clips.

a) Approved alternate for the specified thermal clips as part of the 'Concrete Masonry Unit' exterior wall cladding attachment.

i. Approved alternate product: **'ISO Clip' Thermal Isolation Clip**, to match specified exterior insulation depth and installed as per manufacturer's instructions.

23. Clarification of new exterior windows.

- a) As noted, to windows to be thermally-broken, double-glazed aluminum windows, with colour to match existing (red).
 - i. Existing windows are steel-frame, painted red. New windows are to be aluminum, with colour to match existing (or approved alternate colour).

24. Clarification of new exterior swing door frames.

- a) New metal door frames to be welded metal (pre-primed and painted to match existing red exterior doors).
- b) For 'Concrete Masonry Unit Exterior Wall' option, frame to be extended 4" at door head to match masonry courses (as per existing doors in masonry wall).

25. Change to electrical scope of work regarding existing building Fire Alarm System Panel.

Electrical Clarifications:

- Refer to Drawing E1.1 Auxiliary Plan:

Add Keynote "4" as follows: "REPLACE EXISTING FIRE ALARM CONTROL PANEL WITH NEW INTELLIGENT CONTROL PANEL. EXISTING CONVENTIONAL CIRCUITS AND DEVICES TO BE RETAINED."

- Refer to Drawing E3.0 Specifications, 4.0 Fire Alarm System Specification, Fire Alarm Control Panel:

REPLACE: "1. Control Panel: Existing EST 6616 Conventional Panel."
WITH: "1. Control Panel: Intelligent, programmable, fully addressable fire alarm control panel. Provides one Class A or Class B intelligent device loop, supporting up to 64 device addresses and two Class B notification appliance circuits. Provide zone expansion module as required to support existing conventional zones. Panel to support future upgrade to fully addressable system. Standard of acceptance to be Edwards iO Series.

26. Confirmation of metal 'Z'-girt spacing for 'Concrete Masonry Unit Exterior Wall' cladding support.

- a) 'Z'-girt spacing to be 16" O.C.

27. Confirmation of foundation wall type for 'Pre-Cast Concrete Wall Panel' option.

- a) Structural Engineer has confirmed that the foundation for the 'Pre-Cast Concrete Wall Panel' can either be a cast-in-place 'frost wall' (as shown in the Structural drawings), or an extension of the pre-cast panel below grade to be supported directly on the footings.