

## **ADDENDUM 2**

**This Addendum is issued prior to Bid Closing Date to provide revisions, and clarification. All such revisions, and clarifications forms part of the Bid and Contract Documents, and amends the original Bid Documents titled:**

<b>Project:</b>	<b>Leased Space, 22<sup>nd</sup> Floor, Calgary Place, 355 – 4<sup>th</sup> Avenue SW Calgary, Alberta</b>
<b>Solicitation No.:</b>	<b>E0209-141335/A</b>
<b>Dated:</b>	<b>2013-10-10</b>

**The effects of this Addendum shall be included in the Bid Price.**

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**Reason for Addendum: Coordination**

**Addendum Issue Date: 2013-10-25**

**Total of Pages (Including Cover and Attachments): 10**

**CONTENTS OF THIS ADDENDUM FOLLOW THIS COVER**

## 1 General

Bidders are reminded that with respect to the Bid Form, should any items be omitted or be illegible, should any alteration be made to the text, or should any condition be added on or submitted with the Bid Form that was not requested by the Consultant, their Bid may be declared invalid and rejected by the Owner.

The following Addendum amends the original Drawings and Specifications, dated 2013-10-04 as noted below. Ensure that all parties submitting bids are aware of items in this Addendum and any affect on other work. Perform Work affected by this Addendum in accordance with the Contract Documents.

## 2 Attachments

- 2.1.1 NOTE: The "CREIT Manual" is provided for information purposes. Only those sections from the aforementioned manual referenced in the solicitation Specifications apply to this Solicitation.

## 3 Specifications

### 3.1 SECTION 01 14 00 – WORK RESTRICTIONS

- 3.1.1 NOTE: The "CREIT Manual" is provided for information purposes. Only those sections from the aforementioned manual referenced in the solicitation Specifications apply to this Solicitation.

### 3.2 SECTION 02 41 19.16 – SELECTIVE DEMOLITION

- 3.2.1 Section 02 41 19.16 – Selective Demolition, not previously issued, is attached and forms part of this Solicitation. Total 8 pages.

### 3.3 SECTION 03 01 30-71 - REHABILITATION OF CAST-IN-PLACE CONCRETE

- 3.3.1 Part 1. Add:

#### "1.4 SUMMARY

.1 If renovation of slab is required, Section 03 01 30.71 - Rehabilitation of Cast-In-Place Concrete shall provide basis of materials and workmanship.

.2 Work of this section as required to suit existing site conditions during renovations to repair existing concrete slabs that are unsuitable for specified floor finishes.

.3 Remove residue and previous surface treatments from existing slabs.

.4 Plug existing core holes in existing slabs with non-shrink cement grout."

- 3.3.2 Item 3.5.3.1. Revise to read:

"Ensure any treatment of existing slabs has been removed."

## **Part 1 General**

### **1.1 SUMMARY**

- .1 This Section includes the following:
  - .1 Demolition and removal of selected portions of interior building components and finishes
  - .2 Demolish and remove existing flooring finishes, remove residue and previous surface treatments from existing slabs
  - .3 Removal of conduit and cabling on roof
  - .4 Removal and salvage of existing mast on roof: Refer to Section 07 01 52
  - .5 Roof repairs from selective demolition as required: Refer to Section 07 01 52
  - .6 Demolition of parking garage structure and associated work room in parkade, including overhead door, concrete block security walls, and related sensor and electrical services. Refer to Site Photos on Drawings A4.07 and A4.08.
  - .7 Demolish associated wiring, cabling, conduit, and supplementary HVAC within space and on roof
  - ~~.8 Demolition of existing ceiling panels and supporting t-bar grid to provide for new ceiling assembly~~  
Demolition of existing ceiling panels and retaining 70% of existing ceiling panels for verification, and stockpiling for future reinstallation by separate contract. Demolition of existing ceiling supporting t-bar grid, provide temporary support for the light fixtures - Refer to Drawing E2.01.  
– ADD1
  - .9 Demolition of existing partitions and secure partitions
  - .10 Demolition of existing flooring finishes
  - .11 Demolition of existing concrete vault and associated supporting steel structure
  - .12 Repair procedures for selective demolition operations for paint finish
  - .13 Repair of fireproofing where damaged from work of selective demolition
  - .14 Cleaning existing horizontal blinds and replacing damaged units
  - ~~.15 Removal of existing roller shades installed by Tenant in area between gridlines A between 6-8 and gridlines 6 between C-D—ADD1~~
  - .16 Removal of hazardous materials ( i.e. glycol)

### **1.2 SCHEDULING**

- .1 Departmental Representative will remove and salvage equipment 2 weeks prior to work of this contract.

### **1.3 REFERENCES**

- .1 Property Management:
  - .1 CREIT Office Tenant Design and Construction Manual

- .2 Waste management and Environmental Procedures
- .2 American National Standards Institute (ANSI):
  - .1 ANSI A10.8-2001, Safety Requirements for Scaffolding
- .3 American Society for Testing and Materials ([ASTM](#)):
  - .1 ASTM C475/C475M-12, Standard Specification for Joint Compound and Joint Tape for Finishing Gypsum Board
- .4 Canadian Federal Legislation:
  - .1 Motor Vehicle Safety Act (MVSA), 1995
  - .2 Hazardous Materials Information Review Act, 1985
- .5 Canadian Standards Association (CSA):
  - .1 CSA S350- M1980 (R2003), Code of Practice for Safety in Demolition of Structures
- .6 National Fire Protection Association (NFPA):
  - .1 NFPA 241-04, Standard for Safeguarding Construction, Alteration, and Demolition Operations
- .7 Provincial Legislation:
  - .1 Legislation specific to Authority Having Jurisdiction for work governed by this Section

#### **1.4 ADMINISTRATIVE REQUIREMENTS**

- .1 Pre-Demolition Meeting: Conduct a pre-demolition meeting at Project, to confirm extent of salvaged and demolished materials; and to review Contractor's demolition plan prepared by a professional Departmental Representative.
- .2 Coordination: Coordinate selective demolition work so that work of this Section adheres to aesthetic criteria established by the Drawings and specified dimensions with all elements in planes as drawn, maintaining their relationships with all other building elements.

#### **1.5 QUALITY ASSURANCE**

- .1 Regulatory Requirements: Perform work as follows; use most restrictive requirements where differences occur between the municipal, provincial and federal jurisdictions:
  - .1 Provincial and Federal Requirements: Perform work in accordance with governing environmental notification requirements and regulations of the Authority Having Jurisdiction.
  - .2 Municipal Requirements: Perform hauling and disposal operations in accordance with regulations of Authority Having Jurisdiction.

- .2 Qualifications: Provide proof of qualifications when requested by Consultant:
  - .1 Demolition Firm: An experienced firm that has specialized in demolition work similar in material and extent to that indicated for this Project:
    - .1 Conform to provincial occupational health and safety legislation.
    - .2 Conform to Workers' Compensation Board Regulations.
    - .3 Conform to City of Calgary bylaws and regulations governing this type of work.
  - .3 Property Management: CREIT Office Tenant Design and Construction Manual
    - .1 Property Management Red Tag permit for any modifications to sprinkler system.
    - .2 Property Management Hot Work permits for flame welding and cutting procedures.

## **1.6 SITE CONDITIONS**

- .1 Departmental Representative will occupy portions of building immediately adjacent to selective demolition area:
  - .1 Conduct selective demolition so that Departmental Representative's operations will not be disrupted.
  - .2 Provide not less than 72 hours notice to Departmental Representative of activities that will affect Departmental Representative's operations.
- .2 Maintain access to existing means of egress, walkways, corridors, exits, and other adjacent occupied or used facilities:
  - .1 Do not close or obstruct means of egress, walkways, corridors, exits, or other occupied or used facilities without written acceptance from authorities having jurisdiction.
- .3 Departmental Representative assumes no responsibility for condition of areas to be selectively demolished:
  - .1 Conditions existing at time of Pre-Bid Site Review will be maintained by the Departmental Representative as far as practical.
- .4 Departmental Representative will remove the following items prior to selective demolition:
  - .1 Removing gases from HVAC unit, (ie refrigerants),
  - .2 Equipment and furniture will be removed including racks, and small UPS portable unit
  - .3 Dismantle shield and remove it and included the fire suppression system in both sides of shield. They will take the tank and cylinder associated with the VESDA system
  - .4 Remove all locks and put a construction cylinder on doors
- .5 Coordinate noisy work and ventilation with Property Management executed between the hours of 18:00 hours and 06:00 hours.

- .6 Hazardous Materials: Hazardous materials may be present in building to be selectively demolished:
  - .1 Mechanical equipment may contain glycol hazardous materials.
  - .2 Dispose of hazardous waste materials in accordance with applicable federal and provincial acts, regulations, and guidelines.

## **Part 2 Products**

### **2.1 DESCRIPTION**

- .1 This section of the Work includes, but is not necessarily limited to, the following:
  - .1 Demolition, removal completely from site, and disposal of all identified components, materials, equipment and debris
  - .2 Selective demolition to allow new walls, bulkheads, ceilings and other materials to meet existing construction as indicated
  - .3 All material from demolition shall be removed from site immediately with no salvage, selling, sorting or burning permitted on site
  - .4 Retain items indicated on drawings for re-use in new construction

### **2.2 DEBRIS**

- .1 Make all arrangements for transport and disposal of all demolished materials from the site.
- .2 Conform to Property Management: Waste management and Environmental Procedures.

### **2.3 EQUIPMENT**

- .1 Provide all equipment required for safe and proper demolition of the building interiors indicated.

### **2.4 REPAIR MATERIALS**

- .1 Use repair materials identical to existing materials:
  - .1 If identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.
  - .2 Use a material whose installed performance equals or surpasses that of existing material.
  - .3 Comply with material and installation requirements specified in individual Specification Sections.
- .2 Floor Patching Compounds: Cement based, trowelable, self-levelling compounds; gypsum based products are not acceptable for work of this Section. Refer to Section 03 01 30.71.

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- .3 Gypsum Board Patching Compounds: Joint compound to ASTM C475/C475M, bedding and finishing types thinned to provide skim coat consistency to patch and prepare existing gypsum board walls ready for new finishes in accordance with Section 09 21 16.
- .4 Hoarding and Dust Screens: Stud framing and gypsum board sheathing materials.

**2.5 EXISTING MATERIALS**

- .1 Items to be retained for re-use include, but are not limited to the following:
  - .1 Roof mast
  - .2 Confirm with Consultant any materials that appear to be in re-usable condition prior to disposal.
  - .3 Confirm with Consultant any materials scheduled for re-use that are not in re-usable condition prior to installation.

**Part 3 Execution**

**3.1 EXAMINATION**

- .1 Verify that utilities have been disconnected and capped.
- .2 Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- .3 Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
- .4 Notify the Consultant where existing mechanical, electrical, or structural elements conflict with intended function or design:
  - .1 Investigate and measure the nature and extent of conflict and submit a written report to Consultant.
  - .2 Consultant will issue additional instructions or revise drawings as required to correct conflict.
- .5 Perform surveys as the work progresses to detect hazards resulting from selective demolition activities.

**3.2 UTILITY SERVICES**

- .1 Coordinate existing services indicated to remain and protect them against damage during selective demolition operations .
- .2 Locate, identify, disconnect, and seal or cap off indicated utilities serving areas to be selectively demolished.
  - .1 Arrange to shut off affected utilities with utility companies.
  - .2 If utility services are required to be removed, relocated, or abandoned, before proceeding with selective demolition provide temporary utilities that bypass area of selective demolition and that maintain continuity of service to other parts of building.
  - .3 Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.

- .4 Cut off pipe or conduit to a minimum of 25 mm below slab, and remove concrete mound.
- .3 Coordinate with mechanical and electrical sections for shutting off, disconnecting, removing, and sealing or capping utilities.
- .4 Do not start selective demolition work until utility disconnecting and sealing have been completed and verified in writing.

### **3.3 PREPARATION**

- .1 Identify and mark all equipment and materials identified to be retained by Departmental Representative or to be re-used in subsequent construction. Separate and store items to be retained in an area away from area of demolition and protect from accidental disposal.
- .2 Post warning signs on electrical lines and equipment that must remain energized to serve other areas during period of demolition.
- .3 Provide and maintain barricades, warning signs, protection for workmen and the public during the full extent of the Work. Read drawings carefully to ascertain extent of protection required.
- .4 Mark all materials required to be re-used, store in a safe place until ready for re-installation.
- .5 Adjust all junction boxes, receptacles and switch boxes flush with new wall construction where additional layers to existing construction are indicated.

### **3.4 CONCRETE SLAB REINFORCING**

- .1 Locate location of reinforcing steel in concrete slabs prior to cutting or coring using non-destructive, non-ionizing radio frequency locators.
- .2 Core concrete slabs to avoid reinforcing steel, electrical conduit or water pipes; adjust core location and coordinate with Departmental Representative where slab features interfere with core drilling.
- .3 Notify the Departmental Representative immediately for further instructions where coring or cutting will damage existing slab features.

### **3.5 SELECTIVE DEMOLITION**

- .1 Demolish and dismantle work in a neat and orderly manner and in strict accordance with all regulations.
- .2 At end of each day's work, leave Work in safe condition so that no part is in danger of toppling or falling.
- .3 Demolish in a manner to minimize dusting and to prevent migration of dust.
- .4 Selling or burning of materials on the site is not permitted.
- .5 Remove concrete vault and structural steel support by cutting and chipping, take precautions against slab cracking and degradation. Grind edges smooth, fill and make level with self levelling grout.



- .6 Fill all openings in concrete block walls with concrete masonry units, coursing to match existing, prepare ready to receive new finishes to match existing.
  - .1 Provide bond beams in new openings cut into existing concrete masonry unit walls.
  - .2 Provide finished end masonry units to patch and repair for new jamb sections in existing concrete masonry unit walls.
- .7 Fill all openings in gypsum board walls with gypsum board and steel framing to match existing, skim coat to make wall smooth and even.
- .8 Demolish existing carpet, resilient flooring and adhesive remnants as follows:
  - .1 Refer to Section 01 70 00 – Execution and Closeout Requirements for noise and dust control and use of premises.
  - .2 Vacuum existing carpet thoroughly, prior to removal, using vacuum equipped with power head/sweeper.
  - .3 Apply fine mist water spray to carpet as required to minimize dust generation during removal. Avoid spraying near electrical outlets.
  - .4 Demolish existing carpet and resilient floor finishes, remove and dispose of off site.
  - .5 Remove adhesive to the greatest extent possible using scrapping tools and as follows:
    - .1 Do not use solvent based cleaners to remove adhesive remnants.
    - .2 Lightly shot blast or grind floor using machine designed for purpose to remove adhesive remnants.
    - .3 Vacuum floor ready for application of skim coating.
    - .4 Repair all slab depressions and damage with cementitious patching compound.
    - .5 Skim coat floor with minimum 1 mm ( $1/24$ ") thick cementitious floor underlayment compatible with new flooring materials.
  - .6 Floor substrate shall be smooth, free from ridges and depressions, and adhesive remnants that could telegraph through resilient flooring materials and carpets.
- .9 Demolish existing ceramic tile finishes. Remove setting bed or adhesive to the greatest extent possible using mechanical scrapping tools and as follows:
  - .1 Saw cut edge of tile for clean and even transition joint between existing tile to remain and new flooring materials
  - .2 Lightly shot blast or grind floor to remove remnants of setting materials
  - .3 Vacuum floor ready for application of skim coating
  - .4 Repair all slab depressions and damage with cementitious patching compound. Skim coat floor with minimum 1 mm thick cementitious floor underlayment compatible with new flooring materials
- .10 Demolish completely all ceiling panels and grid as indicated.

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- .11 Remove all wall coverings scheduled for demolition. Patch and repair wall surfaces with skim coat of gypsum board joint compound leaving wall surfaces smooth and even ready for new wall finishes.
- .12 Patch and repair all walls, floor and ceilings damaged during demolition with material matching adjacent walls, prepare ready for new finishes.
- .13 Patch and repair all radiation cabinets, mechanical equipment and electrical fixtures damaged or exposed during demolition to match adjacent finished surfaces.

**3.6 PATCHING AND REPAIRING**

- .1 Floors and Walls:
  - .1 Where walls or partitions that are demolished extend from one finished area into another, patch and repair floor and wall surfaces in the new space.
  - .2 Provide a level and smooth surface having uniform finish colour, texture, and appearance.
  - .3 Remove existing floor and wall coverings and replace with new materials, if necessary, to achieve uniform colour and appearance.
  - .4 Patch with durable seams that are as invisible as possible.
  - .5 Provide materials and comply with installation requirements specified in other Sections of these Specifications.
  - .6 Where patching occurs in a painted surface, apply primer and intermediate paint coats over patch and apply final paint coat over entire unbroken surface containing patch. Provide additional coats until patch blends with adjacent surfaces.
  - .7 Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.

**3.7 PROTECTION**

- .1 Prevent debris from blocking drainage inlets and systems and ground draining, and protect material and electrical systems and services that must remain in operation.
- .2 Arrange demolition work so that interference with the use of adjoining areas by the Departmental Representative and users is minimized.
- .3 Maintain safe access to and egress from occupied areas adjoining.
- .4 Provide and maintain fire prevention equipment and alarms accessible during demolition.

**3.8 CLEANUP**

- .1 Promptly as the Work progresses, and on completion, clean up and remove from the site all rubbish and surplus material. Remove rubbish resulting from demolition work daily.
- .2 Maintain access to exits clean and free of obstruction during removal of debris.
- .3 Keep surrounding and adjoining roads, lanes, sidewalks, municipal rights-of-way clean and free of dirt, soil or debris that may be a hazard to vehicles or persons.

**END OF ADDENDUM No. 2**