

ADDENDUM NUMBER: TWO

ISSUED BY: SEPW Architecture Inc.
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PROJECT: NEW POLICE BUILDING
ONION LAKE, SASKATCHEWAN

This Addendum forms part of the Contract Documents and amends the original Drawings and Specifications dated 2015-09-24, previous Addenda if applicable and as noted below. This Addendum consists of 6 pages and attached Specifications and Attachments as listed below. Ensure that all parties are aware of all items included in this Addendum.

The following revised or additional Specifications and Attachments accompany and form an integral part of this Addendum:

Section No.	Title

Attachment
-Final Report on the Environmental Inspection at the RCMP Residence, Onion Lake, SK” dated August 11, 2006.

A-2-1 REF. SECTION 01 11 00 SUMMARY OF WORK

1. Revise 1.1.1 to the following: “Work of this Contract comprises the construction of a new 1-storey steel framed and load bearing concrete block building and all associated Work, the demolition of a 1 ½ storey wood framed building including attached garage and concrete basement and foundation, any required asbestos abatement, as well as the installation and connection of all new utilities. Furniture is shown for coordination purposes only and is not included in this contract. The building is located in Onion Lake, Saskatchewan and is 880 square meters in area.”

A-2-2 REF. SECTION 02 21 00 ALLOWANCES

1. Revise 1.2.1 as follows: Add “.3 Cash Allowance No.3 - \$20,000 .1 Includes cost related to asbestos abatement. This Work is to be performed as part of the stipulated price contract.”

A-2-3 REF. SECTION 02 41 16.1 APPENDIX ENVIRONMENTAL INSPECTION

1. Add this appendix after Section 02 41 16. Appendix includes a report titled "Final Report on the Environmental Inspection at the RCMP Residence, Onion Lake, SK" dated August 11, 2006.

A-2-4 REF. SECTION 07 27 00 AIR AND VAPOUR BARRIERS

1. Revise 2.4.1 as follows: Add ".4 SRP AirOutshield SA280"

A-2-5 REF. SECTION 08 71 00 DOOR HARDWARE

1. Revise Door 145 as follows: Add "1 door closer".

A-2-6 REF. SECTION 10 44 16-19 FIRE EXTINGUISHERS & SAFETY BLANKETS

1. Revise 1.1.3.1 to the following: "NFPA 10-2010, Standard for Portable Fire Extinguishers"

A-2-7 REF. SECTION 10 51 13 METAL LOCKERS

1. Revise 2.3.2.4 to the following: "Doors: bi-fold. One-piece single-wall envelope construction, steel thickness 16 ga MSG."

A-2-8 REF. SECTION 10 56 00 STORAGE ASSEMBLIES

1. Revise 1.3 as follows: Add ".5 RCMP Fire Protection Requirements for Mobile Shelving"
2. Revise 1.4 as follows: Add ".4 Mobile storage system shall be designed to meet the requirements of 'RCMP Fire Protection Requirements for Mobile Shelving' including the 100mm spacers required in Section 2.4 of this document."

A-2-9 REF. SECTION 22 42 00 COMMERCIAL SHOWERS AND BATHTUBS

1. Delete "1.1.2 Products Installed but not Supplied Under this Section."

A-2-10 REF. SECTION 26 50 00 LIGHTING

1. Revise 2.5.19.1 as follows: Add "Aimlite EXAL Series with Special Wording Option" to the list of manufacturers. Suppliers of approved products are responsible to ensure that the following approved equals fully meet the requirements of the specifications, and that the approved equals do not diminish both the grade of product and appearance to those products specified.

A-2-11 REF. SECTION 26 52 00 LIGHTING

1. Revise 2.1.13 as follows: Add “AimLite EBST Series” to the list of manufacturers for Fixture type ‘E-MB’.
2. Revise 2.1.13 as follows: Add “AimLite EBST Series” to the list of manufacturers for Fixture type ‘E-MC’
3. Suppliers of approved products are responsible to ensure that the following approved equals fully meet the requirements of the specifications, and that the approved equals do not diminish both the grade of product and appearance to those products specified.

A-2-12 REF. DRAWING A8.2 EQUIPMENT PLAN

1. Revise STG3 from 48” width to 42” width.
2. Revise height of STG1, STG2, STG3 to 83”.

A-2-13 REF. DRAWING E1.1 SITE PLAN & SYMBOL SCHEDULE

1. The new SaskPower pad mount transformer will be located approximately 25 meters east and 7 meters north of the new police building. The electrical contractor shall provide the secondary conductors from the revised SaskPower transformer locations and complete the final terminations at the SaskPower transformer. Contractor shall coordinate final location with SaskPower.

A-2-14 REF. DRAWING E3.1 MAIN FLOOR POWER & SYSTEMS PLAN

1. Provide an additional smoke detector in Room 142.

A-2-15 REF. DRAWING C7 DETAILS

1. Delete “Hard Surface Median” detail on C7.

A-2-16 REF. GENERAL QUESTIONS

1. Q: In Section 22 42 20, 1.1 refers to installing equipment supplied by others (presumably the owner). Can we have a list of the equipment to be installed?
A: There is no owner supplied equipment to be installed under this section.
2. Q: Can PEX pipe be used for below ground domestic water piping?
A: No, PEX pipe will not be permitted for below ground domestic water piping.
3. Q: What size and gauge of welded wire mesh is required?
A: Wire mesh details are described in the partition types on A2.1.
4. Q: What is the extent of the concrete curbs and what drawing shows the

extent of these curbs?

A: Concrete curbs are shown on A1.2.

5. Q: Request for approved alternate for fixture type HH. Submitted Fixture: Kenall CD-4-0/0-2-28-RS-1-120-1/9-1-TN
A: Not approved.
6. Q: Missing some load information for the fall arrest anchors. Could this information be provided?
A: The force that the fall arrest anchors must resist is noted on S2.1.
7. Q: The geotechnical report could not be found in the specifications under 00 31 32.1
A: The geotechnical report is included in the specifications directly after Section 00 31 32 and is titled "R.C.M.P Geotechnical Investigation, New Detachment, Onion Lake, SK."
8. Q: Please confirm who is responsible for the cost of the roof testing.
A: No on site roof testing has been specified. (See Addendum 2)
9. Q: Please confirm who is responsible for the cost of the on-site steel inspection.
A: No on-site steel inspection has been specified that would require additional costs. (See Addendum 2)
10. Q: Please confirm which piles are friction and which piles are driven as they both have the same pile mark number.
A: See Addendum 1.
11. Q: Drawing S1.1 shows details for both timber piles and pre-cast concrete piles. Is there a requirement for an alternate price? Or can either be used?
A: See Addendum 1.
12. Q: Why are wall types 1 and 2 built out by 6"? Would like to use thermal clips so as to reduce the labour of installing three layers of girts. Is this a possibility?
A: Wall types 1 and 2 are furred out so that the metal cladding extends out past the brick cladding. Thermal clips can be used provided the following:
 - The profile of the wall and the relationship of the metal cladding to the brick remains the same.
 - The system meets the design and performance requirements under Section 07 46 13.
 - Engineered shop drawings are provided which outline that the design meets the design and performance requirements under Section 07 46 13.
13. Q: Is there a landscaping drawing coming out?
A: No.

14. Q: Is the site on a reserve area?
A: No. The site is not on a reserve area. It is surrounded by reserve land.
15. Q: Is it possible to issue the as built drawings for the existing residence in order to assess the amount and type of garbage that we will be disposing of and how much fill will be required?
A: No as-builts will be provided.
16. Q: In Section 10 51 13 under 2.3.2.4 the doors are listed as bi-fold yet in the drawings they call for a hinged door?
A: Disregard door style shown on A8.2. Doors are to be bi-fold.
17. Q: Our standard security lock for rifle lockers is the Abloy Protec series. Will this be acceptable?
A: If this lock meets the specifications than it is acceptable.
18. Q: In section 10 56 00, 2.4.7 lists 15" deep shelves but A8.2 shows 18" deep shelves for STG4, STG5, and STG6?
A: STG4, STG5 and STG6 are to be 18" deep.
19. Q: In Section 10 56 00 2.3.4 calls for a door with a handle box and pull with locking plate welded to the door. On A8.2, it shows a wire mesh type door for the STG3 c/w locking door.
A: Disregard style of door shown on A8.2 for STG3. Provide what is described in the specifications.
20. Q: Request for approved alternates for various light fixtures.
A: Type EE (Certolux VRIS1X4- Confinement) Not Approved
Type HH (Certolux VRC – Confinement) Not Approved
Type H (Luminaire Led Anyx 13) Not Approved
Type N (AimLite EXAL/SXAL) Approved
Type L (Acculite Exeter LED) Not Approved
Type E-MB (AimLite EBST) Approved
Type E-MC (AimLite EBST) Approved
21. Q: In Section 23 05 93 1.21. Testing, Adjusting and Balancing for HVAC paragraph .1.1. of the specification says to measure noise 'As specified elsewhere or as required to prove Noise Performance when operating performance is questioned. The only equipment noted with acoustic performance is the silencers. Is there any other acoustic tests to be done?
A: NC Levels are specified for spaces under 23 73 13 diffusers, registers and grilles
22. Q: The specifications for installation of low and high+ pressure duct is somewhat confusion. 23 31 13.01 3.6.3 says to do leakage testes in sections yet the next lines talk about not installing additional duct until the test is

finished. Is it just one test section that we are testing or the complete ductwork of just the high pressure side.

A: In accordance with the specifications, the entire duct system is to be tested but not as a single system. Testing is to be carried out in controlled sections to narrow search for problems when they arise. As indicated in the specifications, as part of testing an initial trial test shall be conducted to demonstrate workmanship. Additional ductwork is to be suspended until parties agree on quality of workmanship. High pressure is tested in accordance with requirements for that system while low pressure is tested in accordance with requirements for that system.

23. Q: There is nothing in the specification regarding the allowable leakage. SMACNA manual says they don't specify that information it is the designers responsibility.

A: Seal classification requirements are listed under ductwork sections 23 31 13.01 and 23 31 13.2 which defines the leakage requirements for each duct type under SMACNA

24. Q: Would you consider an air flow equivalency in lieu of the specified pressure test. The pressure test is quite expensive.

A: This is not acceptable. A pressure test is required.

25. Q: The Silencer specification walls for leaded vinyl sheet. This is apparently 1/2" thick. I have not been able to source this through any sheet metal supplier and I was told it has not been used since the days of high pressure ductwork. The lead is also problematic for OHS.

A: Silencers to be as specified.

26. Q: The specifications call for a pressure test to 50% above the rated duct pressure. SMACNA says the pressure test should not exceed the duct pressure.

A: Under 23 05 94 article 3.5.5, the specification call for the duct to be tested to two times the external static pressure for the system, this is not the rated duct pressure. Accordingly the ducts would need to be rated above this test pressure.

END OF ADDENDUM NO. 2

**FINAL REPORT ON THE
ENVIRONMENTAL INSPECTION**
at the
RCMP Residence
Onion Lake, Saskatchewan
August 11, 2006

Prepared For:

RCMP
Asset Management
Bag Service 2500
6101 Dewdney Avenue
Regina, Saskatchewan S4P 3K7

Prepared By:

Quest Environmental Ltd.
P.O. Box 21069
Prince Albert, Saskatchewan S6V 8A4



August 11, 2006

RCMP
Asset Management
Bag Service 2500
6101 Dewdney Avenue
Regina, Saskatchewan S4P 3K7
Fax: (306) 780 - 6106

Attn: Mr. Mark Badley, Divisional Asset Manager

Dear Mr. Badley,

Re: Report on the Environmental Inspection at RCMP Residence

Quest Environmental Ltd. (Quest) was requested by Mark Badley with Assessment Management for the RCMP (the "client") to conduct an *Environmental Inspection* (an "Inspection") at a former RCMP Residence located in Onion Lake, Saskatchewan. The Inspection was requested to assess the environmental condition of the building and the potential for hazardous material use on site.

SITE OBSERVATIONS and FINDINGS

Quest personnel visited the RCMP Residence on July 27, 2006 and visually inspected the building interior and exterior for indications of rodent infestation, hazardous building materials (ie. asbestos, lead, PCBs, etc), suspect mould or mildew growth, moisture or water damage, and other conditions which may effect the building's environmental quality.

Quest's observations and findings during the Visual Inspection were recorded and photographs taken to document conditions on the date of inspection. Project findings and conclusions are based on the results of the Visual Inspection and are used to identify recommendations for site and building improvements, repairs, and remediation actions. Identification of the areas shown in site photographs and findings of the Visual Inspection does not preclude the existence of other risks or areas of concern (See Appendix A for site photographs).

Environmental Inspection

RCMP Residence Building
Onion Lake, Saskatchewan

The following observations and findings were identified during the Visual Inspection:

Main Floor –

- A “mouse” odour was identified in the building immediately after building entry;
- Suspect asbestos-containing materials (ie. plaster, mastic, leveling compound, drywall joint compound, stipple, etc) were identified on the Main and Second Floors;
- Suspect lead-containing materials (ie. paint, piping, etc) were identified on walls, ceiling, trim, etc;
- Suspect PCB-containing materials (ie. light fixtures, smoke detector, furnace materials) were identified on the Main and Second Floors;
- Suspect mould growth was identified above and surrounding the Living Room Access Hatch;
- Feces (mouse) were identified in corners and along walls on the floor, beneath the Kitchen sink, inside heating registers, etc;
- Water has reportedly leaked from the Access Hatch onto the Living Room ceiling. Inspection of the area above the Access Hatch identified significant water staining around the Access panel and a drain trap and water pipes to the Second Floor bathtub.

Basement –

- Suspect asbestos-containing materials (ie. fittings, hanger joint compounds, pipe insulation, pipe tape, wire insulation, and fume hood) were identified in the Basement;
- Two mouse traps were located in the Basement, one containing nesting or carcass debris;
- Feces (mouse) were identified on the floor, in corners and at the base of walls;
- Minimal water seepage was identified on the concrete floor. Water stains originated from various cracks in foundation walls. Dripping around the septic cleanout created pooled water on the Basement floor;
- Various abandoned pipes (water and septic) remained from former building renovations;
- Former washer and dryer hook-ups were located in the Basement area;
- Dryer lint on the Basement floor may provide rodent nesting material;
- An abandoned (return air) duct in the room located behind the current furnace may have been previously connected to a former furnace system. The duct may now enable air and rodent movement from beneath the slab floor into the Basement area.

Second Floor –

- Suspect asbestos-containing materials (ie. plaster, mastic, leveling compound, drywall joint compound, stipple, etc) were identified on the Main and Second Floors;
- Suspect lead-containing materials (ie. paint, piping, etc) were identified on walls, ceiling, trim, etc;
- Suspect mould growth was identified in the Bedroom Access Hatch for the Second Floor bathtub and beside the bathtub on the Washroom floor;
- Suspect PCB-containing materials (ie. light fixtures, smoke detector) were identified on the Main and Second Floors;
- Water-damaged ceiling drywall, cracked paint on walls, and crushed wall plaster were identified in the Bedrooms;

Environmental Inspection

RCMP Residence Building
Onion Lake, Saskatchewan

- Feces (mouse) were identified in room corners and along the walls in the Bedrooms, Hallway, Closets, and Washroom;
- Attic areas located off the Second Floor Bedroom, contained three bait stations. No visible feces was identified on the attic insulation. One bedroom closet contained two mouse traps (snap traps) and one live trap;
- Heating vents in the Bedrooms were blocked with tape to prevent rodent entry;
- Upstairs windows were blocked with cardboard, poly, vapour barrier, etc to prevent cold air entry;
- The Access Hatch to the main Attic area was located in the Hallway ceiling. Removal of the Access Panel caused feces (mouse) and insulation material to be released. Significant feces (mouse) were visible in the Attic insulation. Additional feces and rodent debris may be located in building walls, floors, heating ducts, etc.

Building Exterior –

- Suspect asbestos-containing roofing materials (ie. exterior siding, tar paper, flashing) may be identified on the building roof;
- Three mouse bait stations were located around the building perimeter. Tunnels in grassed areas near bait stations identified areas of rodent activity;
- Building downspouts drain within one foot of the building foundation (and may cause damp conditions and water seepage in the Basement);
- Confiscated liquor containers were stored in the garage. Liquor odours may attract rodents;
- An uncapped dryer exhaust from the Basement to the building exterior provides rodent entry into the building interior.

RECOMMENDATIONS

Based on observations and findings from our Visual Inspection, Quest Environmental Ltd. recommends that bulk material sampling and laboratory analysis be conducted to confirm asbestos, lead, mould, and PCB content and quantity. Identification of hazardous material content and quantity will determine the methods and extent of remediation work necessary to remove hazardous materials (prior to building sale, re-occupation, or demolition).

Deer mice (*Peromyscus maniculatus*) are the primary carriers of the Hantavirus. Sampling of rodent feces, nesting areas, or carcasses for Hantavirus is not recommended due to the extensive contamination identified and the limited potential for locating actual Hantavirus contaminated material. Additionally, based on the extent of visible feces, it is anticipated that feces, nesting areas, and other debris also exist in building walls.

Residential occupation of the building is not recommended based on current site conditions. Remediation of the building from rodent contamination is recommended *if* the building is to be re-occupied. If the building is to be demolished, remediation from rodent contamination is not recommended; however, pest control methods should be increased prior to building demolition to prevent rodent movement into nearby buildings. Debris from building demolition should be hauled directly to landfill and buried upon disposal.

Environmental Inspection

RCMP Residence Building
Onion Lake, Saskatchewan

LIMITATIONS

Quest Environmental Ltd. (Quest) was requested by Mark Badley with Assessment Management for the RCMP (the “client”) to conduct an *Environmental Inspection* (an “Inspection”) at a former RCMP Residence located in Onion Lake, Saskatchewan. The Inspection was requested to assess the environmental condition of the building and the potential for hazardous building material use on site.

This Inspection was conducted in accordance with currently accepted environmental practices at the time of the inspection and for this type of building (residential). The observations, findings, and recommendations contained in this report represent Quest’s professional opinion of building and site conditions at the time of the Visual Inspection. *It should be noted that building occupants had reportedly tidied (mopped and vacuumed) floors following removal of personal contents; potentially removing some signs of rodent activity.*

This report has been prepared for the sole use of the client and their agents for specific application to the subject property. Any use which a Third Party makes of this report, or any reliance or decisions made based on the report’s contents or recommendations, are the responsibility of such Third Parties. Quest Environmental Ltd. accepts no responsibility for damages, if any, suffered by any Third Party as a result of any decisions made or actions based on this report.

The recommendations included in this report are suggestions for site and building remediation from the issues as identified at the time of the Visual Inspection. Moulds will reappear until the origin of the moisture has been corrected and removed. Pipe breaks and high moisture levels that are not corrected may cause building moulds to return. Cleaning should be considered as a temporary, but essential, measure. A more detailed inspection of the building interior and exterior may identify other areas requiring repair and/or correction. Repair of these items may not completely remediate the building from moisture damage but will assist in correcting current problems. After remediation of site issues, a follow-up inspection and/or sampling for air-borne moulds may be conducted to confirm change in interior mould levels and correction of site amplifier(s).

Should you have any questions or comments regarding the contents of this report, do not hesitate to contact me.

Yours truly,



Lisa G. Simpson, B.Sc.
Project Manager
Quest Environmental Ltd.

APPENDIX A: SITE PHOTOGRAPHS



Figure 1: Basement –
Suspect asbestos-containing fittings



Figure 2: Basement –
Suspect asbestos-containing insulation and fittings



Figure 3: Basement –
Mouse trap containing nesting material or carcasses



Figure 4: Basement –
Abandoned Pipes



Figure 5: Basement –
Feces (mouse) and dryer lint



Figure 6: Basement –
Former washer/dryer hook-ups



Figure 7: Basement –
Water seepage on slab floor



Figure 8: Basement –
Fume hood may contain asbestos



Figure 9: Basement –
Drip lines indicating water seepage



Figure 10: Basement –
Dripping around Septic cleanout causing water pooling on Basement floor.



Figure 11: Basement –
Abandoned (suspect return air) duct (possibly for a former furnace system).



Figure 12: Basement –
Abandoned (suspect return air) duct



Figure 13: Basement –
Vent for abandoned (return air) duct



Figure 14: Basement –
Interior view into duct (enables air entry from
beneath slab floor). Suspect building access
for rodents.



Figure 15: Second Floor Bedroom –
Window blocked to prevent cold air entry.



Figure 16: Second Floor Bedroom –
Feces (mouse) on bedroom floor



Figure 17: Second Floor Attic Area (off Bedroom) –
No visible signs of feces (mouse) in insulation;
however, three bait stations were identified.



Figure 18: Second Floor Attic Area (off Bedroom) –
Mouse bait station in Attic



Figure 19: Second Floor Bedroom –
Air vent blocked to prevent rodent entry



Figure 20: Second Floor Bedroom –
Water damaged ceiling and paint cracking on wall



Figure 21: Second Floor Bedroom –
Access Hatch to bathtub plumbing



Figure 22: Second Floor Bedroom –
Access Hatch to bathtub plumbing shows
mould staining on floor from water damage.



Figure 23: Second Floor Washroom –
Suspect mould growth beside bathtub.



Figure 24: Second Floor Bedroom –
Moisture damage to wall causing paint and
plaster cracking



Figure 25: Second Floor Bedroom Closet –
Contained three mouse traps

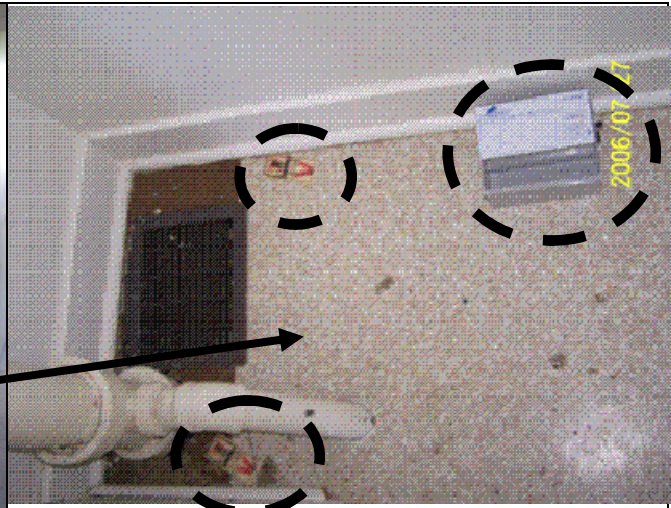


Figure 26: Second Floor Bedroom Closet –
Contained three mouse traps

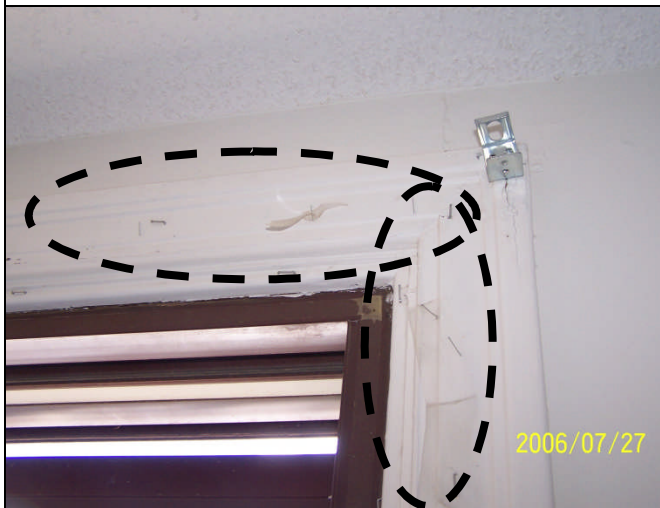


Figure 27: Second Floor Bedroom –
Vapour barrier added to windows for insulation



Figure 28: Second Level Hallway – Access Hatch into main Attic area.



Figure 29: Second Level Hallway – Lifting of Access Hatch caused feces and insulation to fall from the Attic.



Figure 30: Second Level Hallway – Feces (mouse) fell from Attic onto barrier material when cover over Access Hatch was removed.



Figure 31: Second Level Hallway – Feces (mouse) evident on Attic insulation.



Figure 32: Living Room – Mice reportedly seen crossing floor on numerous occasions.



Figure 33: Living Room – Feces (mouse) visible in floor registers.



Figure 34: Living Room (Access Hatch) – Water reportedly poured from Access Hatch in Living Area below. Water staining evident on and around Access Hatch.



Figure 35: Living Room (Access Hatch) – Removal Access Panel identified trap for bathtub drain (second level).



Figure 36: Garage –
“Confiscated Liquor” Storage



Figure 37: Building Exterior –
Eavestrough Drainage Downspout



Figure 38: Building Exterior –
Mouse Poison (two mouse holes visible beside
poison container)



Figure 39: Building Exterior –
Uncapped (Open) Dryer Vent (enables interior
access by rodents)

APPENDIX B: PANARAMIC PHOTOGRAPHS

Front View



Rear View

