

ADDENDUM NUMBER: THREE

ISSUED BY: SEPW Architecture Inc.
109 – 3725 Pasqua St., Regina, SK. S4S 6W8

**PROJECT: INTERIOR FIT-UP PHASE 2
REGINA, SASKATCHEWAN**

This Addendum forms part of the Contract Documents and amends the original Drawings and Specifications dated 2017-02-03, previous Addenda if applicable and as noted below. This Addendum consists of 7 pages.

Ensure that all parties are aware of all items included in this Addendum.

The following revised or additional Specification Sections accompany and form an integral part of this Addendum:

Section No.	Title	Pages	Date of Issue
	N/A		

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

Dwg. No.	Title	Date of Issue
C1.2	SIDEWALK, CURB AND GUTTER	2017-06-07

A-3-1 REF. SPECIFICATION SECTION 01 11 00 SUMMARY OF WORK

- .1 Add item 1.1.2.5: Boxes and tagging system is to be provided as part of the moving services. The Owner will be responsible for the packing and unpacking.

A-3-2 REF. SPECIFICATION SECTION 09 51 13 ACOUSTICAL PANEL CEILINGS

- .1 Revise item 3.4.1 to read as follows: “General Contractor to conduct Pre-Installation Meetings to coordinate work of ceilings, mechanical and electrical systems for each of the separate demised tenant spaces (allow for 4 meetings). Ceiling Subtrades, Electrical and Mechanical Contractors and Departmental Representatives are to be present.”

A-3-3 REF. SPECIFICATION SECTION 26 09 24 LIGHTING CONTROL DEVICES – LOW VOLTAGE

- .1 Provide two (2) new Low Voltage (LV) relay panels. One panel shall be relocated in Room 102 on the west corridor wall east of Room 143, to feed new lighting zones on Main Floor. The second panel shall be located on south wall of the alcove entering into Room 203 and Room 202, to feed new lighting zones on Second Floor.
- .2 LV panels noted above shall be recessed / flush mounted in walls. Panel covers and trims shall be painted custom colour provided by Departmental Representative.

- .3 LV panels noted above shall be network connected to the existing LV lighting network switch located in Room 003 in the Basement. Provide a new Cat6 data cable in 21mm EMT from each new LV panel to the existing LV lighting system network switch, and terminate.

A-3-4 REF. DRAWING A2.9 MAIN FLOOR PLAN EAST

- .1 Reference Room 127: Revise note (typical of 2) to read as follows: "2440 high chain link fence with pressed steel frame and hollow metal door. Typical Room 127. See Detail 1 on A4.4."
- .2 Reference Room 133: Add note: "Infill exterior openings created from the removal of mechanical exhaust ductwork and louvers. Wall construction to tie into and match existing. Tooth in salvaged brick from new window locations, mortar to match existing."

A-3-5 REF. DRAWING A2.10 MAIN FLOOR PLAN WEST

- .1 Reference Room 107: Add note: "Provide blocking in existing east facing corridor partition for a future monitor to be mounted in Corridor 105. Refer to AR-1 for further information."

A-3-6 REF. DRAWING A2.11 SECOND FLOOR PLAN EAST

- .1 Reference Room 234: Add note: "Provide blocking in new south facing partition (backing Rooms 230 and 231) for a future monitor to be mounted. Refer to AR-1 for further information."

A-3-7 REF. DRAWING A2.9 – A2.12 MAIN AND SECOND FLOOR PLANS (EAST AND WEST)

- .1 Add General Note 8, to read as follows: "Painting of gypsum partitions within Corridors 105 and 201 is to be done in their entirety (new and existing portions) Refer to Specification Section 09 06 01."
- .2 Add General Note 9, to read as follows: "Existing painted metal handrail for Stairs S2 and S4 and painted guardrail in Corridor 201 is to be repainted. Color to match existing. Refer to Specification Section 09 1 23. Ensure suitable preparation of existing paint surface is performed, in accordance with Master Painters Institute manual, prior to repainting."

A-3-8 REF. DRAWING A2.14 - A2.17 REFLECTED CEILING PLANS, MAIN AND SECOND FLOORS (EAST AND WEST)

- .1 Revise General Note 9, to read as follows: "General Contractor is to conduct pre-installation meetings for coordination of ceilings, mechanical and electrical components with Mechanical and Electrical Contractors, Ceiling Subtrade and Departmental Representative. Separate meetings shall be held in conjunction with the Work related to each of the separately demised tenant spaces."

A-3-9 REF. DRAWING A4.3 WINDOW DETAILS

- .1 Revise: Jamb Detail at Interior Column to read as Detail 4/A2.9.

A-3-10 REF. DRAWING A5.1 AND A5.2 MILLWORK

- .1 Revise countertop material for base cabinets B5, B6, B9 and B12 to read as: "PL-1 top with the exception of Rooms 144 and Kitchenette 234, which will be Quartz."

A-3-11 REF. DRAWING M1.0 EQUIPMENT SCHEDULE

- .1 Under the equipment schedule add the following note to S-4, S-5, S-6, S-7, S-8, and S-9 diffusers, "Where diffusers are being installed adjacent to Ceiling Panel Type DCP-2, the plenum connection collar shall be oval and ensure a minimum clearance from the base of the collar to the face of the grille to clear the 150mm trim of the ceiling panel. DCP-2 ceiling panels are denoted with symmetrical dotted hatching, refer to architectural drawings for exact locations of all DCP-2 ceiling panels. Transition to round as soon as possible and in accordance with manufacturers requirements"
- .2 Under the equipment schedule add the following note to S-4, S-5, S-6, S-7, S-8, and S-9 diffusers, "Plenums for the slot diffusers shall be factory painted black with baked on epoxy paint".

A-3-12 REF. DRAWING M4 SERIES DRAWINGS

- .1 Add the following note to Ventilation General Notes, "Ductwork installed in exposed and semi-exposed areas (wherever visible) that is not insulated shall have all manufacturer/shipping labels removed. On exposed ductwork, sealant shall be applied using tape to define clear edges to the sealant with a sealant band of approximately 32mm; the tape shall be removed once sealant is complete."

A-3-13 REF. DRAWING E10.1 DETAILS

- .1 Detail 1/E10.1 Site Lighting Post & Base Detail – The 'Sonotube' form diameter above grade shall be revised to 610mm. to match the concrete base diameter.

QUESTIONS AND ANSWERS:

Q2: Is there a little more info available regarding Note 15 on E5.3? Or perhaps someone could provide pictures of the conduits to be relocated as per this note? During the walkthrough, taking pictures was very limited and was unable to get the information require to do a proper take off of this item.

A2: *Contractor shall include in their price to relocate 10 conductors per conduit, and relocated to the west 3 meters and provide new boxes for cable splices.*

Q27: Have both Low voltage relay cabinets and network control modules for the new LV lighting system control been supplied and installed in phase 1? Please advise location of both main and second floor LV Lighting Rely cabinets. They do not seem to appear on the drawings provided.

A27: *Two new Low Voltage Relay cabinets will be required in this Phase 2 renovation. These panels will be required to be connected by Cat5e data cable to the existing Low Voltage Network Switch provided in Phase 1. The locations of the new LV relay cabinets and LV network switch will be clarified in this Addendum No.3 item A-3-3-1.*

Q28: Addendum #1 – A1.7 referencing drawing A2.1- There is no millwork shown on the drawings in that room. How are we to determine a takeoff when nothing is shown? I know there are also a few other rooms that don't show any millwork in the plans that I recall being in place during the walk thru.

A28: *Refer to Drawings AR-2 and AR-3 issued in Addendum No.2.*

Q29: What equipment is required to be located in the commissioner's office?

A29: *Refer to Drawing E5.2 Main Floor Plan East Power and Systems Plan.*

Q30: Is the General contractor to relocate staff's belongings? If so will the packing and unpacking be by the Owner / person who owns the belongings?

A30: *Refer Question and Answer #10 found in Addendum No.2. The packing and unpacking will be done by the Owner. General Contractors are expected to provide the moving boxes and means of tagging.*

Q31: A2.1 – General Notes. Does the Owner have carpet tile maintenance materials for this project? Do you have a specification on what carpet tiles are in the spaces right now so we can price to match what's already installed?

A31: *Specification Section 09 68 00 Item 2.2.1.2 for information regarding the existing carpet tiles. Salvaged carpet will only be available for reuse as defined in the specifications.*

Q32: General Notes note 2. When you say patch and repair floor what sort of work do you anticipate being required? Are we going to have to grind floors down and self-level? Please confirm intention.

A32: *Patch and repair notes are expected to allow for infills as a result of demolished mechanical and electrical lines penetrating or set into floors as well as general repairs from demolished partitions including concrete block partitions. Areas of polished concrete are expected to be prepared as described in Specification Section 03 35 43.*

Q33: A2 series drawings. Are there any floor finishes being completely removed? Or is it all just patch carpet/flooring where walls were once occupying space? There were some rooms that did not have carpet and from the drawings it is going to be hard to price flooring patching. Some floor demo drawings would really be appreciated.

A33: *Refer to General Note 4 found on Drawings A2.1-A2.4. There is a combination of existing carpet tile and resilient sheet flooring throughout the building.*

Q34: Further to previous questions do you know if flooring is continuous under walls?

A34: *Flooring does not run continuous under existing walls.*

Q35: A2.4 room 253. I recall in the walk thru that the flooring in there was lifting from the floor. But I cannot find notes that state we are replacing this flooring.

A35: *Refer to General Note 4 found on Drawings A2.1-A2.4.*

Q36: A2.8 Rooms 238 and 258. I cannot seem to locate what this hatching is supposed to represent. Please confirm.

A36: *Refer to Question and Answer #17 found in Addendum No.2.*

Q37: On drawing A2.9 in Room 127 there is a note referencing 1&2/A4.6, but A4.6 is not the chain-link walls that you are trying to reference. Please clarify.

A37: *Refer to Addendum No.3 item A-3-4-1.*

Q38: A2.9 referencing details 2 and 4 on A4.3. On A4.3 there is no detail 4. There is also 2 detail 2's. Clarify please.

A38: *Refer to Addendum No.3 item A-3-9.*

Q39: Is the electrical contractor only responsible to provide conduit rough-in for the security and access controls system as detailed on the access control conduit rough-in plans and door details? Will others be installing devices and wiring?

A39: *The Electrical Contractor is responsible to provide and install the conduit and junction boxes, devices, cabinets and the wiring as identified in the specifications Section 28 22 00.*

Q40: Who is the building access controls contractor from Phase 1? Are we to carry any pricing from them to complete the Phase 2 portion of this project?

A40: *The installation of devices and terminations for the building access control system is by Owner. All other work is by the Electrical Contractor as per Specifications Section 28 22 00 and Access Control Drawings. There is no carry over for security system / access control installation provided in Phase 1 to Phase 2.*

Q41: Detail 3 / A5.2 vs. Detail 6 / A3.2, Elevations 1&2: 3/A5.2 calls up quartz countertop vs. elevations showing cabinet types (B5, B6, B9) that call for p.lam countertop. Please clarify.

A41: *Base cabinets (B5, B6 and B9) within Room 144 will require Quartz countertops. Refer to Addendum No.3 item A-3-10.*

Q42: Isometric 4 / A5.2 vs. Detail 2 / A3.4, Elevation 2: 4/A5.2 calls up quartz for the open lower cabinet vs. elevations showing cabinet types – B2 cabinets are to have Quartz, B12 (open lower cabinet) to have p.lam. Please clarify.

A42: *Kitchenette base cabinet (B12) within Room 234 will require a Quartz countertop. Refer to Addendum No.3 item A-3-10.*

Q43: Drawing C1.2: Barrier Curb & Gutter Lengths

- a. Section along the west side of the parking lot doesn't show a length like the rest.
- b. Section along the east side of the parking lot states 121.9m, however, measures out at 73.64m; please confirm. The rest worked out.

A43: *Refer to Drawing C1.2 (Revised 2017-06-07) attached to this Addendum.*

Q44: Detail 1 / E10.1: Site Lighting Base Size – Sonotube call up states 400mm Ø base vs second call up states 610mm Ø. Please confirm.

A44: The sonotube diameter shall be revised to be the same as the concrete base diameter (610mm). Refer to Addendum No.3 item A-3-13.

Q45: The bid documents specify ‘Millwork’ Rubber Base but do not specify a style. There are many price points to the Millwork line and I would like to have clarification.

A45: The rubber base being applied to millwork is to be toeless unless otherwise noted. Refer to Specification Section 06 40 00 item 2.1.2 for specific rubber base information.

Q46: Specification Section 09 21 16 Gypsum Board Assemblies: Item 3.4 Control Joints identifies a preformed unit with an interrupt to the full assembly however rated assemblies and non-rated assemblies may have a vast variance in materials required to maintain the STC or Fire rating. Would it be possible to define the products necessary or would it be the responsibility of the contractor to provide a ULC documented assembly?

A46: Contractor to provide products as best suited for the assembly required in order to maintain the integrity of the fire and/or sound rating. Fire rated assemblies are to be ULC rated assemblies.

Q47: Specification Section 09 21 16 Gypsum Board Assemblies: Item 3.5.1.2 identifies a level 5 finish to all exposed gypsum surfaces and item 3.3.10.6 identifies an application of joint compound to achieve the level 5 finish. Would it be acceptable to utilize the spray on products designed for this purpose as the specification does not identify a specific product?

A47: Contractor is able to determine method of application provided the final finish meets requirements of a Level 5 finish.

Q48: Specification Section 09 22 16 Non-Structural Metal Framing: Item 3.1.8 identifies the security mesh application. The steel stud spacing for this assembly is to 300mm on center however the security mesh is only approximately 1219mm wide from the manufacturer and we find it is more 1236mm to 1244mm wide. Is an 18 gauge 4” wide flat stock fastened to the studs at the joints acceptable to take up the variance as additional stud may compromise any STC rating to the assembly?

A48: Provide security mesh as per specifications. In instances of secure and acoustic partitions, the security requirements will take precedence.

Q49: Is there any clarification regarding the requirements from the electrical contractor regarding the security and door access system? Is the Electrical Contractor to supply and install a raceway and boxes only, as indicated on the drawings? Or is the EC to supply and install a fully functioning Security and Access System, as indicated in Section 28 of the specs?

I know in the past, Government properties have had installation of security systems by owner.

A49: The Electrical Contractor is responsible to provide and install the conduit and junction boxes, devices, cabinets and the wiring as identified in the specifications Section 28 22 00.

REQUEST FOR ALTERNATIVE PRODUCTS AND/OR MATERIALS:

Request 5 – Saskatchewan Polyflor – Flooring Alternates

- a. Polyflor SD Tile 24” x 24” or Sheet 6’6” 2.0mm
- b. Polyflor Finesse SD Tile 24”x24” or Sheet 6’6” 2.0mm

Response 5 –

- a. *The alternate product described above would be acceptable in a 24” x 24” tile.*
- b. *The alternate product described above would be acceptable in a 24” x 24” tile.*

Request 6 – McKillican

- a. Wilsonart Solicor Laminate: Designer White D354-60 Type 160
- b. Wilsonart Quartz Q1009 Grey Lake

Response 6 –

- a. *The alternate laminate for PLAM-2 as described above is found acceptable.*
- b. *The alternate quartz as described above is found acceptable.*

Request 7 – Acoustic Solutions: Echotrol Acoustic Panels

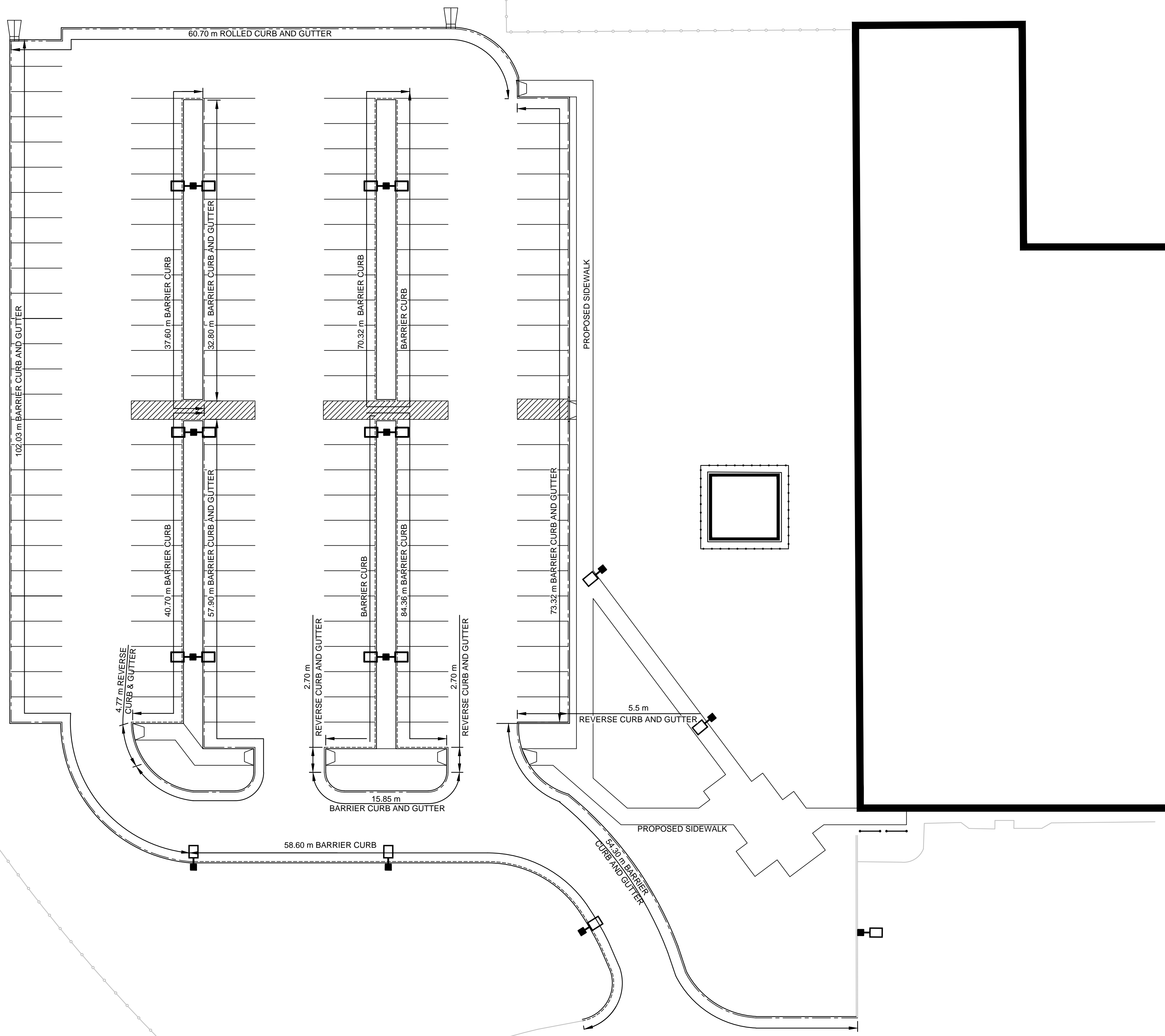
Response 7 – *Echotrol 25mm thick panels would be found acceptable.*

END OF ADDENDUM NO. 3

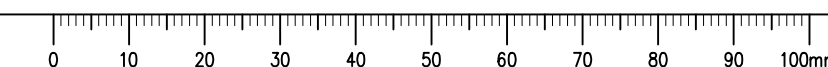


LEGEND

---	BARRIER CURB
---	BARRIER CURB & GUTTER
---	REVERSE CURB & GUTTER
---	ROLLED CURB & GUTTER
---	SURFACE DRAINAGE BREAK LINE
SS	SANITARY SEWER
FO	BURIED FIBRE OPTIC CABLE



1 PLAN 1:250



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DO NOT SCALE DRAWINGS

5		
4		
3		
2		
1	ISSUED FOR ADDENDUM #3	2017-06-07
0	ISSUED FOR TENDER	2017-02-03
Revision/	Description/Description	Date/Date

Client/client

Project title/Titre du projet

**INTERIOR FIT-UP PHASE II
 REGINA, SASKATCHEWAN**

Approved by/Approve par

Designed by/Concept par
TI

Drawn by/Dessine par
TI

Project Manager/Administrateur de Projets
HM/KS

Architectural and Engineering Resources Manager/
 Ressources Architectural et de Directeur d'ingénierie

Client/client

Drawing title/Titre du dessin

SIDEWALK, CURB & GUTTER

Project No./No. du projet 30/2015	Sheet/ Feuille C1.2	Revision no./ La Révision no. 1
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