

ADDENDUM NUMBER: THREE (03)

ADDENDUM DATE: November 13, 2018

ISSUED BY: SEPW Architecture Inc.
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PROJECT: New Employee Housing and New Garage
Black Lake and Stony Rapids, Saskatchewan

This Addendum forms part of the Contract Documents and amends the original Drawings and Specifications dated 18/09/14, 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 Drawings accompany and form an integral part of this Addendum:

Dwg. No.	Title	Date of Issue
SK2	Revised Foundation Plan	09-11-2018

GENERAL

G-3-1 GENERAL QUESTIONS

- .1 **Q:** Page 779 of the Specifications indicates Fiberglass windows. It mentions UL325 systems which are something I'm unfamiliar with. "Project FIBERGLASS WINDOWS Section 08 54 13 S-03-2014A Page 1 of 7. Part 1, General, 1.1 REFERENCES, .1 Underwriters Laboratories, .1 **UL325 – Door, Drapery, Gate, Louver, and Window Operators and Systems.**" Would Duxton Windows be an eligible brand of Fiberglass windows on this job? If so, would our door systems also be acceptable?
A: The standard "UL325 – Door, Drapery, Gate, Louver, and Window Operators and Systems" is not applicable to this project. See below A-3-1 for reviewed request for equal for Duxton Fiberglass Windows. All requirements listed in specification section 08 80 50 Glazing must also be met for the sealed glazing unit provided. Insufficient information was provided in order for us to review your request for equal for your fiberglass door system.
- .2 **Q:** Detail 1 Drawing S5 shows three P1 piers between gridline 1 and 3 on the west side, however, they look to be P2 piers. Please clarify.
A: See below S-3-1 for clarification.
- .3 **Q:** What is acceptable material for the 150mm compacted granular fill for under garage slab?
A: We have indicated the underslab earthworks in specification section 03 30 00 Cast in Place Concrete.

- .4 **Q:** Drawing C4.0 shows the new gravel surface extending under the modular housing units. Is the native backfill material an acceptable base for the crawlspace and/or 50mm sand topping on bedrock as per detail 3 & 4 on drawing A2.5?
A: New granular surface is not required under the modular housing units. Backfill as per specification section 31 22 00 Site Grading and construct as per detail 3 & 4 on drawing A2.5.
- .5 **Q:** Drawing C4.0 references the dark shading as “new gravel surface”. This area, complete with swales, was prepared for the first phase of the project (according to the 2015 project documents). Is it intended that we use the existing gravel surface as a base and provide a new layer of 100mm surface gravel on top?
A: These areas were not completed in accordance with the 2015 project documents. These areas currently do not have any granular material installed on the surface. No record information for this area was provided by the previous contractor.
- .6 **Q:** What material is acceptable to be used for the backfilling the basement of the existing police detachment in Stony Rapids after demolition.
A: Refer to specification section 02 41 16 Structure Demolition, Division 31 and Division 32 for requirements.
- .7 **Q:** The existing elevations on drawings C1.0 and L-01 don't match the test pit elevations in the Geotech report. For example, test hole SR-15 has an existing elevation of 100.64 (Geotech report), with a bedrock elevation at 97.59 (depth of bedrock at 3.05m). The drawings show an approximate elevation of 99.5, making the distance to bedrock shorter (1.91m). This variance is substantial near the garage. For example, the existing elevation for test hole SR-05 in the Geotech report versus the drawings is a difference of approx. 1.195m. This would make the bedrock, based on the drawing elevations, at or above ground level. Please review and clarify as this will impact the quantity of blasting required at the Stony Rapids site.
A: The existing elevations and information on drawings C1.0 and L-01 are based on a topographic survey dated May 4th, 2015 and appended document 00 31 32.01 File S2106 Stony Rapids Geotechnical Report by Clifton Associates dated July 27, 2015. Existing information regarding the site is provided in Division 00 of the specification for your reference. It would be the RCMP's expectation that Contractors will interpret this information and include all associated costs in their bid.
- .8 **Q:** If we encounter bedrock when excavating for the housing units at the Stony Rapids site, is foundation Type 'A' permitted?
A: Yes, the piers may bear on bedrock in lieu of the footing detail provided.
- .9 **Q:** Due to limited test holes and the variations between the elevations of the Geotech report and drawings, it is difficult to know how much blasting will be required, which can be very costly. Can blasting be by cash allowance?
A: Cash allowances are not permitted. It would be the RCMP's expectation that Contractors will interpret the information provided and include all associated costs in their bid.
- .10 **Q:** As it is hard to determine a cost for testing and inspections; can the concrete, compaction and soil testing be by a cash allowance?

A: Cash allowances are not permitted. All testing and inspections as required by the tender documents are to be included in the bid.

.11 **Q:** Detail 3 and 4 on drawing A2.5 is showing 2x4 wood framing and 2x12 blocking between piers. Is this support running around the whole building perimeter?

A: Yes, the 2x12 blocking would be continuous around the whole building perimeter, except between the piers where the man door is located.

.12 **Q:** 07 92 00-2.2.7 Security sealant in room 001. Where is this to be installed?

A: Delete article 2.2.7 Type 7 – Epoxy Adhesive – Security Sealant.

.13 **Q:** Would you allow contractor to use Stony Rapid Police Building and Storage for Use contractor's office and Storage?

A: No, refer to specification section 01 11 00 Summary of Work and 01 52 00 Construction Facilities.

.14 **Q:** Who is paying for Conc. Testing and Compaction Test?

A: All testing as required by the tender documents is to be included in the bid.

.15 **Q:** Who is responsible to pay, remove asbestos and/or Contaminated Materials?

A: It is the contractor's responsibility to include removal of all asbestos and contaminated materials in accordance with the contract documents in their bid.

.16 **Q:** Are any modification on Sprinkler in Crawl Space – Black Lake Existing Police Building?

A: Yes, refer to drawing M3.1.

.17 **Q:** Can standard fiberglass insulation be substituted for the spray foam insulation in the floor joists of the housing units?

A: No

.18 **Q:** Can standard fiberglass insulation be substituted for the loose-fill insulation in the garage roof?

A: No

.19 **Q:** Is compaction to 95% density in lieu of 98% acceptable for site grading and driveway/roadway granular?

A: No

.20 **Q:** Can the clear distance between the foundation piers of the housing units be adjusted from 9.5' to 10' to allow for the most cost effective housing installation option?

A: No

ARCHITECTURAL

A-3-1 ARCHITECTURAL REQUESTS FOR EQUALS

.1 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. The following manufacturers and products listed shall be considered as approved equals to the specified products:

Specification Section	Specified Product	Approved Equivalent	Not Approved Equivalent
08 54 13, Part 2	-	FiberWall and Sovereign Series by Duxton Windows and Doors	-
08 80 50, article 2.2.4.5.2	PPG “Solar Ban 60” soft coat low ‘e’	Cardinal LoE-366	-
08 80 50, article 2.2.4.7	Warm edge spacer PPG “Intercept”	Cardinal Endur IG warm edge spacer	-
07 61 00, article 2.3	Vicwest Prestige 16 System	-	New Tech Machinery Corp. SS150 and SS550 Panel Profiles
07 61 00, article 2.4	Grace Ultra Underlayment Membrane by GCP Canada Inc.	-	Titanium PSU 30 and Titanium UDL 30 by InterWrap

A-3-2 REF. SPECIFICATION 00 31 21 EXISTING BUILDING INFORMATION, 1.3 Existing Stony Rapids Environmental Information

1. **Add to 1.3.3:** “If contaminants are discovered the contractor has a Duty to Report it immediately to the Departmental Representative and Ministry of Environment.”

A-3-3 REF. SPECIFICATION 01 11 00 SUMMARY OF WORK, 1.1 Work Covered by Contract Documents

1. **Add 1.1.1.9:** The removal of one (1) existing abandoned underground fuel tank and concrete pad in Stony Rapids, Saskatchewan complete with disposal, backfill, compaction and seeding. Refer to specification section 02 41 16 Structure Demolition for additional requirements.

A-3-4 REF. SPECIFICATION 02 41 16 STRUCTURE DEMOLITION

1. **Add 1.7.3.1:** Refer to 00 31 21.03 – Appendix: Phase I Environmental Site Assessment for Royal Canadian Mounted Police, Stony Rapids Detachment, Stony Rapids, Saskatchewan for identified asbestos in the linoleum flooring in the existing detachment building.
2. **Add 3.4.14:** Remove and appropriately dispose of abandoned underground fuel tank, concrete housingkeeping pad, ballast, internal fuel or filler and all associated mechanical and electrical piping and accessories located at the north east corner of the Stony Rapids site. Refer to existing Stony Rapids Detachment drawings and Environmental Site Assessments for information regarding approximate size, capacity and location. Backfill, compaction, topsoil and seeding to be as per specification sections 31 22 00 Site Grading,

32 91 19 Topsoil and Finish Grading and 32 92 20 Seeding. Environmental testing, appropriate removal and disposal is required to be performed in accordance with all municipal, local and environmental regulations.

STRUCTURAL

S-3-1 REF. DRAWING S5 GARAGE PLANS AND DETAILS

1. Refer to drawing S5 detail 1/S5. Revise the three piles between grids 1 and 3 along grid A from P1's to P2's. See the attached sketch 1/SK2 for clarification.

MECHANICAL

M-3-1 MECHANICAL REQUESTS FOR EQUALS

- .1 We have taken a look at the Requests for Equals submitted by Cypress Sales, and the proposed equipment does not appear to alter the design intent. Refer to specification section 21 05 01 Common Work Results – Mechanical, article 1.23 and drawing M0.1 under the heading Equipment Schedule.

M-3-2 REF. SPECIFICATION 21 05 01 COMMON WORK RESULTS - MECHANICAL

1. **Revise 1.23.1:** “The design is based on the materials ... unless specifically noted otherwise under this article.” to read “The design is based on the materials and equipment as specified. Any alternate materials or equipment that meet or exceed the performance, quality and design intent of that specified, *received during the shop drawing stage*, will be accepted unless specifically noted otherwise under this article.”

M-3-3 REF. DRAWING M0.1, EQUIPMENT SCHEDULE

- .1 **Revise:** “Refer to Section 21 05 01 Article 1.24 ALTERNATE MATERIALS AND EQUIPMENT” to read “Refer to Section 21 05 01 Article 1.23 ALTERNATE MATERIALS AND EQUIPMENT.”

ELECTRICAL

E-3-1 REF. SECTION 26 50 00 LIGHTING

1. 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. The following manufacturers and products listed shall be considered as approved equals to the specified products:
 - a. Specifications Section 26 50 00 Lighting

- i. Type 'P' – shall have housing suitable for insulated ceiling installation and for maintaining continuity of vapour barrier.

E-3-2 REF. DRAWING E2.3 - Detail #1

1. Delete one Type 'BB' fixture in Room G102 and provide two Type 'P' fixtures. Mount one fixture at the front edge of the water closet and the second fixture above the sink.
2. Delete one Type 'CC' fixture in Room G104 and center the remaining fixture between the shelving and the ductwork.

END OF ADDENDUM NO. 03

