



Strathcona Gardens Rec-Reate Aquatic Centre & Renovations **ADDENDUM #1**

Date: March 8, 2024

This Clarification varies the Bidding and Contract Documents Issued by the Construction Manager: Heatherbrae Builders Co. Ltd.

General Terms:

This Addendum shall form part of the Procurement Documents and is to be read, interpreted and coordinated with all other parts. The cost of all work contained herein shall be included in the Contract sum. The following revisions supersede the information contained in the original specifications and drawings issued by the Construction Manager.

Acknowledge receipt of this Addendum by indicating so on your quotation.

All other terms, conditions, specifications and drawings (as applicable) of the Procurement Documents remain unchanged.

In the event of any conflict or inconsistency between or among the terms, conditions, specifications and drawings (as applicable) of this Addendum and all other terms, conditions, specifications and drawings (as applicable) of the Procurement Documents, the terms, conditions, specifications and drawings (as applicable) of this Addendum shall prevail.

All project queries pertaining to this tender shall be directed to Allan Gustafson by email or fax:

Fax: 604-277-2311
Email: allang@heatherbrae.com

1. Tender Documents

1. General

1. We have issued a more current Geotech report attached to this addendum.
2. We have issued a folder of existing photos for the site and some interior spaces. These photos are several years old so there may be inconsistencies between current conditions. These photos will not form part of the contract documents, so we do not recommend solely relying on these photos without a current site review.
3. All trades are responsible to comply with the following general requirements with respect to their work on this project:
 1. All work to be completed to WSBC Safety regulations and standards.
 2. The work associated to this contract is expected to be awarded before the work is required on site and upon acceptable review of the tender submissions for conformity.
 3. The work associated with this contract is expected to start as soon as the work necessitates it.
 4. The site will be open from 7:30 am to 4:45 pm Monday to Friday and from 9:00 am to 5:00 pm on Saturdays. The City of Campbell River Noise Control Regulations will be in effect also. Contractors are expected to perform work on site at all times during the working hours as stated to ensure the schedule is kept.
 5. Necessary Trade Permits.
 6. A schedule of Values, broken down by item of work and location, must be provided to the project manager before commencing work. The first progress claim will not be approved unless the schedule of values has been received.
 7. Tenders will remain open for acceptance and be irrevocable for a period of ninety (90) days from the tender closing date.
 8. Bidders are directed to complete as many site visits as required to determine existing conditions that may affect their price.
 9. All contractors are expected to progressively clean-up daily and remove all debris off-site upon completion. Should the contractor not adhere to this after being notified, the construction manager will charge labour hours and disposal costs back to the contractor.
 10. Contractor is required to review and inspect existing and adjacent municipal sidewalk, curbs, boulevards, and roadways for existing conditions. Current damage to be reported at beginning of job to the Construction Manager. All damage occurred after this point will be the contractor's responsibility to repair and make good.
 11. Contractors are expected to provide access to all work areas covered by the contract. Hoisting of materials and equipment will be the responsibility of each trade contractor.

12. Provide street cleaning as required.
13. Provide traffic control plans, flagging personnel, signage, barricades and cones for all contractor operations affecting city streets.
14. Contractor involved with the building envelope are to include for all Air Tightness requirements called for in division 1 specification 01 83 17 that affect their trade.
15. Contractors are to include for all commissioning requirements called for in division 1 specification that affect their trade.

2. Scope of Work

1. We intend to issue trade scopes of work in the next addendum.

3. Consultants Issued:

1. The following consultants have issued in this addendum:
 1. Architectural Cover page – 1 page
 2. Architectural addendum#1 – 35 pages
 3. Structural addendum#1 – 23 pages
 4. Landscape addendum#1 – 89 pages
 5. Mechanical addendum – 28 pages

End of Construction Manager's Addendum #1