



Strathcona Gardens Rec-Reate Aquatic Centre & Renovations **ADDENDUM #3**

Date: March 25, 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. **Extension Date: Quotes are to be submitted on April 4, 2024 at 2:00pm**
2. Trades that are responsible for the installation of the building envelope air barriers are to make a thorough on-site review of the air barrier continuity before air testing occurs. Seal all penetrations that could leak during the test.
3. All trades and suppliers that have products passing through the air/vapour barrier will need to review section 01 83 17 issued with this addendum. Air barrier testing will be completed at two different stages of the project and will require all affected trades to review their product installations before, during and after testing is completed at each stage. Should manufactured products not meet testing requirements the affected trade will be required to coordinate with the manufacturer any repair or replacement of faulty products.

2. Scope of Work

1. We have issued the following scopes of work for trades to review and include in their quote they submit.
 1. Roofing
 2. Cladding
 3. Drywaller
 4. Painting
2. Civil/Excavation Coordination
 1. Shoring adjacent to the existing waterline
 1. Due to the proximity of the basement excavation to the adjacent existing main waterline, to the community centre, the excavation contractor will be required to install a temporary lock block retaining wall from the depth of the bottom of the excavation following the length of the waterline as shown on civil drawings. At either end allow to return the lock block retaining wall at a 90 degree angle and step it down toward the excavation level. At the bottom of the excavation leave 0.9m of working space before starting the wall. Contractor will re-purpose the existing lock blocks along Dogwood to be used and supplement additional lock block units as required. Contractor will dismantle the lock blocks when no longer required and remove from site.
 2. Phase 1 - Area Between the existing Aquatic building and the proposed new basement
 1. Excavation Contractor is to make the assumption that the space between the building and the new basement is adequate to lay back the grade.

During the excavation of this area, the geotech engineer will make site reviews and make further recommendations whether localized earth shoring is required. If shoring is required in this location we will ask the excavation contractor to price the shoring at that time.

3. Ice Pit Excavation

1. At the deep excavation against the building, the excavation contractor is to include in their price to excavate down to the u/s of foundations. Excavator is to base their excavation on doing a shotcrete earth shoring wall dug down in three stages of shotcrete being installed. The cost of the shotcrete will not be required to be included in the price at tender. Post tender we will require the excavator to engage a shotcrete foundation contractor to provide a price to install shotcrete shoring based on a design from the geotechnical engineer.

4. Re-use of existing materials

1. In phase 1, half way between grid lines H to J & between GL 1 to 4-1/2 the excavator is to base their price on reworking the native soil backfill adjacent to the building foundation along grid line J for the two footing levels stepping down to the basement. At these areas assume the native fill is re-usable. Excavate existing material and compact the footing areas to meet the geotechnical requirements. Once foundations are poured backfill native material in compacted lifts until the entire area has met the geotechnical engineers compaction requirements. Excavation contractor to provide a unit rate (\$/M3) to truck away unusable existing material and replace with compacted engineered structural fill.
 1. In the above area along grid line J excavator to maintain earth embankments against the existing foundation wall, coordinate these embankments around the foundations at this level. Once footings are poured allow to reinstate embankments where footings interrupted them. Refer to detail 3/S403.
2. In phase 2 the entire area could be considered possible to do this method
3. In the Phase 2 excavation area, the excavator is to include for the reworking the native soil backfill by excavating existing material and compacting in sections until the entire area has met the geotechnical engineers compaction requirements. The reworking of soil in this area is to be based on a 2.0m depth taken from the u/s of existing leisure pool bottom slab on grade. Excavation contractor to provide a unit rate (\$/M3) to truck away unusable existing material and replace with compacted engineered structural fill.
 1. Note where the leisure pool is removed the foundation will be low and requires the excavator to bring the grade up using structural fill. This fill should be included for in the excavator's quote.

5. Excavation contractor to note that on M103 the backwash sumps were deleted in addendum#2, as we were planning to use these sumps for pumping water from the bottom of the excavation into temporarily, we will require the excavation contractor to supply and install 4 - 24" diameter perforated PVC pipe sumps in their place. Locations to be determined on site by Heatherbrae's site supervisor and excavation contractor.
 6. Irrigation Pipe sleeving is added to Excavation and civil scope of work. Refer to irrigation plans to allow for the required sleeving.
 7. Excavation/Civil contractor to review Architectural signage plan A1026 and include all costs to supply and install the signage base for the sign company. Includes: Concrete, formwork, rebar, excavation, compacted foundation prep, backfill, asphalt restoration, line painting, Electrical service trenches excavation & backfill, bedding.
3. Landscapers Scope of work
 1. Landscaper to provide the following:
 1. Phasing as indicated on the plans
 2. Structural Soil
 3. Growing Medium
 4. Hydraulic Seeding
 5. Sodding
 6. Plantings
 7. Irrigation
 8. Concrete Pavers
 9. Site Amenities and Furnishings
 10. Bench
 11. Trash Receptacle
 12. Bicycle Rack
 13. Tree Grates & Frame
 14. Landscape Fencing
4. Steel Trade
 1. Steel Trade to review Detail 6/A706 for the roof anchor connection detail. Which shows a steel standoff will be required to be welded through the roof assembly. Thermal break and roof anchor to be supplied by roof anchor provider.
5. Roofing Trade
 1. Roofer to allow for trip at the beginning of the project before demolition starts to remove and repair the roofing at the existing pool Natatorium where the temporary steel columns are connected. Refer to detail 3/S403.
6. Flooring Trade
 1. Flooring trade is to include for supply and installation of rubber base at the polished concrete floor locations.

7. Mechanical Trade

1. Heatherbrae's Mechanical scope of work requires the Mechanical trade to supply and install the water features that are listed in the specification 13 11 46, Section 2.7, previously issued in addendum#1 by the architect. Heatherbrae will not accept any exclusions related to this.
2. Mechanical trade shall be responsible to keep all pool circulations line loaded and under pressure once the installation has occurred. Daily reading to be kept on pressure gauges and any change to be reported immediately to Heatherbrae for immediate investigation and investigated immediately.

8. Electrical Trade

1. Electrical contractor to include supply and install all conduits shown on the irrigations. Coordinate conduit installation with the irrigation contractor's excavation. Control wiring by the irrigation contractor. Electrician to break-out this amount on their bid form to Heatherbrae.

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3. Questions / Answers

1. Question #1

1. The concrete bands for the tree grates appear to have rebar reinforcing. What size rebar is required?

Answer:

Follow the retaining wall detail which indicates 10M.

2. Question #2

1. For the landscape concrete flatwork, do all the control joints need to be saw cut or could they be tooled?

Answer:

Refer to L700 control joints are saw-cut.

3. Question #3

1. For the same civil scope section, item 10 states "Supply and install sandblasting to sidewalks." Is a sandblast finish desired or broom finish?

Answer:

Appears to be broom finished (the default in the landscape spec 03 35 20 issued in addendum#1) as the L700 sidewalk assembly does not call out sandblasting.

4. Question #4

1. Do the construction joints in the Landscape flat work need to be caulked? If yes is there a specified type of caulking?

Answer:

Refer to landscape spec 03 35 20 issued in addendum#1

5. Question #5

1. In the civil scope under “Concrete Sidewalks Curbs, Stairs, and Retaining walls” On Site item 2 states “Edges at planting areas are 300mm thick.” Detail 3 on drawing L700 shows the planting bed edger at 150mm thick and 200mm wide. Please confirm?

Answer:

It looks like it would only apply at the planting bed adjacent to the fence pool patio. This planting bed has deeper growing medium and a fence is being attached at the edge. Also required at the planting bed at the temporary front entrance.

Sidewalks adjacent to sod or grass will not require as the growing medium is 100mm.

2. Consultants Issued:

1. The following consultants have issued in this addendum:
 1. Consultant Write-ups
 1. Architectural Add#3– Table of Contents - 1 pages
 2. Architectural Add#3 – 48 pages
 3. Architectural Add#3 – Spec 018317 – 8 pages
 4. Civil Add#3 – 1 page
 5. Mechanical Add#3 - 22 pages
 6. Electrical Add#3 - 8 pages

End of Construction Manager’s Addendum #3