

## **REQUEST FOR TENDER RFT 2418 ADDENDUM #1**

### **St. Alban's Nursery Two Childcare**

Issued January 24, 2025

This Addenda shall become part of the Request for Tender (RFT) documents. The information contained in the addendum supersedes and amends the RFT documents and previous addenda, and Bidders are solely responsible to ensure they have received, and that their Tender incorporates, all addenda issued prior to RFT closing, and all costs resulting from such addenda.

#### **General**

1. The tender closing date and time is February 4<sup>th</sup> at 4:00 pm.
2. The insurance requirements are as per CCDC 41. A copy of CCDC 41 is provided with this addendum.
3. A Designated Substance Survey (DSS) has been completed and the report is provided with this addendum. The work of removing the identified asbestos containing floor tiles and pipe insulation is part of the Base Bid work. Working with (and painting over) the identified lead containing blue paint is also part of the Base Bid work.
4. The washroom facilities in the church can be used by the contractor, but they shall be kept clean at all times. During times when the washroom facilities are not functioning the Contractor shall provide portable facilities as required.
5. All appliances and change tables will be supplied by the owner but installed by the contractor.
6. A revised Bid Form (Rev 1) is provided with this addendum, and it must be used for the submission of Bids.

#### **Architectural**

1. Drawings A2 to A7 are re-issued with this addendum.
2. Ceiling support: The new ceilings for rooms on the main floor are to consist of wood ceiling joist framing. This has been added to the drawings.
3. Window type: The Base Bid Price is to include vinyl windows as specified. This has been clarified/corrected on the drawings.
4. Rubber stair treads: Provide rubber stair treads and risers for stair 003/100A only. Stair 012/109 is to remain as is. Rubber stair tread system to have an integrated tactile indicator. Johnsonite by Tarkett, or equal. Colour to be selected from standard colour line.

5. Flooring/Finishes: Additional flooring and finishing information has been added/clarified in the finish schedules.
6. Preschooler Room 015: Insulated subfloor panels shall be supplied and installed in Room 015 including the cot storage area, as well as washroom Room 014. Rubber height transition wedges (1:20) will be required at doors 15 and 16. Subfloor panels shall be Drycore Subfloor R+ (1" thick) or equal.
7. Masonry specification: The brick for the new entry vestibule shall be the best match in colour and texture to the existing brick. Actual brick product to be selected at the time of construction. Vertical joints to be flush with brick and horizontal joints to be raked, both to match existing brickwork.
8. Concrete testing: A Cash Allowance has been added to cover concrete testing.
9. Fire Shutter: The fire shutter shall be a non-insulated counter shutter equal to Series 660 by Overhead Doors with a fire resistance rating of at least 60 minutes.
10. Lift shop drawings: The shop drawings for the BF lift are provided with this addendum. All required coordination with Savaria shall be included in the Base Bid.
11. Fire Glass size in doors: The size of the required fire glass is corrected on the drawings.
12. Exterior metal panel specification: The new exterior metals panels shall be "Architectural Panels" by Havelock Metal, or equal. Colour to be selected from standard colour line. Work includes all required strapping/support and matching metal trim around the panels.
13. Kitchen walls: Furring of the kitchen walls has been added to accommodate new wiring.
14. No existing millwork is identified for re-use.
15. Room 104 ceiling: The requirements for this ceiling have been corrected on the drawings.
16. Door 010: Door information has been added to the drawings.
17. Drawing A3 elevation tag 2/A7 in room 105: This has been corrected and elevations have been added for this room.
18. Aluminum entrance door and window framing colour: All clear anodized.
19. Rigid insulation foundation drainage board: Extruded polystyrene Foamular ngx insul-drain by Owens-Corning or equal.
20. Chain Link Fence: The chain-link fencing shall be 9 gauge and black. The main gate to the play area shall be 48" wide, and the gate to the area on the north side of the building shall be 36" wide.
21. Power Door Operators: The Ditec HA-8 is an acceptable alternate to the Besam 200i.
22. Washroom Accessories: Supplied by Owner and installed by the Contractor.

## **Mechanical**

1. Electric Heaters: All electric heaters are to be supplied by the mechanical contractor as per the Electric Heaters Schedule and installed by the electrical contractor.
2. General Mechanical Clarifications: See Mechanical Addendum M1 attached.

## **Electrical**

1. Surface mounted EMT: Furred out drywall has now been added to the kitchen to permit new electrical to be concealed. All electrical within new walls or ceilings shall be hidden. All other locations surface mounted EMT is permitted.
2. Fire Alarm: There is no existing fire alarm system. The scope of work is for a new system.
3. Baseboard Heater Circuits: It is possible to rework the baseboard heater circuits to 240V and combine heaters on 20A 2P circuits with Max 3500W load. Panel A and Panel B can be combined into 1 panel provided it will physically fit and 6 spare 15A 1P Breakers will remain.

End of Addendum #1