

Project: 109 Iber Road Office / Warehouse Complex

The following information supplements or supersedes the bid documents issued on

This Addendum forms part of the contract documents and is to be read, interpreted and coordinated with all other parts. The cost of all contained herein is to be included in the contract sum. The following revisions supersede the information contained in the original drawings and specifications issued for the above-named project to the extent referenced and shall become part thereof. Acknowledge receipt of this Addendum by inserting its number and date on the Tender Form. Failure to do so may subject bidder to disqualification.

DRAWINGS:

1. Drawing A1.0 – Site Plan Landscape Plan

.1 Question: “Is the loading areas heavy duty paving”

Answer: No, same as parking.

.2 Question: “Didn’t see any specs on the retaining walls. Please provide....need to know what product they are using, esp. For the wall in the pond.”

Answer: Detail will follow shortly.

2. Drawing A2.1 – Floor Plan

.1 Question: “There is an extra set of washrooms shown between lines L & M that are not indicated on the mechanical / electrical drawings. Please clarify.”

Answer: In the Tender, allow for four (4) water closets and four (4) lavatories but located not on line L but rather on line R. The size of the sanitary line does not change but the water and the sanitary lines are to be extended to the new location. There are to be two (2) hot water heaters as specified under Mechanical / Electrical to service the washrooms. Electrical as per other washrooms.

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.2 Question: "The Division wall separating the two washrooms in Rental Space D, Room 10 should be constructed full height to allow future separation of this large unit into smaller units".

Answer: Extend Partition Type PT-1 separating the two (2), now four (4) washrooms to underside of the roof liner panels.

.3 Question: "Please provide section detail on how fire-rated partition is to be constructed at rafter to maintain continuity. This occurs at grid lines E, H and L."

Answer: to follow shortly.

.4 Question: "The mechanical room and washroom walls are currently indicated as 64 mm steel studs (at 600 mm centers) with a similar ceiling construction above. The mechanical drawings show HWT's located on top of these ceilings. Is this type of construction satisfactory to support additional loads or future servicing needs?"

Answer: 64 mm steel studs shall be 0.91 mm thickness (20 ga.). Ceilings over washrooms shall be as per Detail 3 on Drawing A5.0.

3. Drawings A3.0 and A3.1 - Elevations

.1 Question: "Drawings A3.0 and A3.1 appear to have an inset / outset girt condition where the wall jogs outward about half way up. The sections on Drawing A4.1 do not reflect this. Which is correct?"

Answer: The sections on Drawing A4.1 are to be used.

.2 Question: "Exterior elevations don't show any windows in the overhead doors. Door Schedules. Which is correct?"

Answer: Three (3) glazing panels as indicated in Spec Section 08 36 13.02 – Sectional Metal Doors, Para 2.1.19 and as O/H Door under Door Types shown on Drawing A6.0 are required for each overhead door.

.3 Question: "How many and if know, what colours will be selected for the siding?"

Answer: As many as four (4) , but no fewer than three (3).

4. Drawing A4.1 - Building Sections

.1 Question: "Wall sections all show 215 mm SM vertically on exterior wall. I believe this should be 509 mm thick to meet SB-10. Please confirm."

Answer: Change interior of exterior wall below grade and above grade (as applicable) below grade from 25 mm to 50 mm thick Type 4 expanded polystyrene insulation.

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.2 Question: "Drawing A4.1 shows snow and ice guards at roof eave. How many horizontal bars on the snow fence are required. Do we need to provide the

polycarbonate snow stops on the panels to prevent ice from slipping under the snow fence?"

Answer: We have indicated 4 horizontal bars in the wall sections. As an alternate, 2 horizontal bars is acceptable with the addition of two (2) polycarbonate "Snostops" per 24' roofing panel installed in accordance with the manufacturer's instructions. Product data to be submitted for approval once construction is underway.

.3 Question: "Please confirm that the exterior wall girts are to be 300 mm deep. (appear to be only 2300 on drawings)."

Answer: They are 300 mm deep.

.4 In Building Section 1, delete reference to "horizontal reinf. concrete tie between opposite concrete piers". Refer to structural drawings for details.

5. Drawing A5.0:- Detail 6:

Question: "where Vic-West AD150 metal siding is vertical on exterior. Wall assembly asks for 75 mm deep Z-bars at 400 mm centers (horizontally) with 75 mm deep Z-bars at 600 mm centers (vertically) on top and then clad with vertical siding over top."

Answer: Use 75 mm deep Z-bars at 600 mm centers (vertically) and 75 mm Z-bars at 400 mm centers (horizontally) followed by vertical siding.

6. Drawing A5.1 – Details

Question: "Is the garbage pad monolithic is so is there a detail"

Answer: See details this referenced drawing and cross-section shown on Drawing A1.0. Decrease wall height from 1500 to 750 mm..

7. Drawing A6.0 – Schedules

Question: "Drwg. A6.0 - the door schedule indicates a 75mm wide frame for each of the overhead doors. Are these frames to be light gauge C channels supplied with the pre-eng building as shown below? If not, please provide detail."

Answer: Use miscellaneous channel MC310x15.8 to frame the opening for the overhead door. This channel to be under Section 05 50 00 – Metal Fabrications. The specification section applies.

8. Drawing M1/R01: Mechanical Site Plan, Legend, Notes and Details – Revised drawing not issued.

.1 Mechanical Note 5 revised to the following:

The domestic hot and cold water piping above grade shall be either copper – Type 1 covered with 25 mm thick molded glass fibre insulation c/w vapour barrier aluminum foil jacket with all joints taped and sealed with aluminum tape or rigid iPEX Aquarise pipe.. Trap seal primer to be Pex tubing.

.2 Mechanical Not 7 revised to the following:

Water and vent piping below grade shall be PVC for mains and ABS for branch lines. Waste and vent piping above grade shall be ABS in non-rated areas and iPEX System 15 in rated, non-plenum areas.

9. Drawing M2/R01: Plumbing, Heating and Gas Piping – Revised drawing not issued.

.1 Mechanical Project Note 6 revised to the following:

150 mm water service pipe. Provide water meter in domestic branch. See Detail 2 on drawing M1 for entrance schematic.

.2 Provide manual trap seal primers on floor drains at eight (8) overhead doors.

SPECIFICATIONS:

1. Section 00 21 13 - Instructions to Bidders:

.1 Para 1.2.2 reads: “Perform Work for Substantial Completion by 31 July 2015”. Contractor to identify in the Tender Form, the number of weeks to achieve Substantial Completion from the date of issuance of the building permit.

.2 Para 1.8.3: Delete requirement for Performance and Labour and Material Payment Bond.

.3 Para 1.4.6: Note procedure for applying for alternative products.

.4 Owner - 8769028 Canada Inc.

2. Section 01 00 10 – General Instructions:

.1 Para 1.2 – Fees, Permits and Certificates: The following are to be paid by the Owner: The Building Permit; Municipal Development Charge; Ottawa Catholic School Board Education Development Charge; French Catholic School Boiard Education Development Charge; French Public School Board Education Development Charge; Ottawa-Carleton District School Board Education Development Charge.

3. Section 05 50 00 – Metal Fabrications:

Add eight (8) miscellaneous channel frames, 310x15.8 C, one for each of the eight (8) overhead doors. Dimensions are indicated under “Frame Types” on Drawing A6.0, except change 75 mm dimension to 38 mm.

4. Section 07 46 13 – Preformed Metal Siding -Para 2.1.2 Wall siding:

Question: Exterior cladding is currently indicated as Vic-West AD300 panels (concealed fastener). This product is rolled in 22 gauge and is available with or without a reveal. Please clarify which is preferred.”

Answer: Change AD300 to AD150 panels as indicated in Detail 6 on Drawing A5.0. Metal thickness 0.76 mm.

5. Section 13 34 19 - Metal Building System:

.1 Question: “Metal Building specification (13 34 19) 1.5. SUBMITTALS: D / F / G & 1.8 WARRANTY – says to submit certification documents 1 week before bid date. Is this necessary?”

Answer: Delete sub-para 1.5.D.2 and para 1.8.E.

.2 Question: “Metal Building specification (13 34 19) calls for G30 galvanizing of the secondary members (purlins / girts). Can the galvanized coating be omitted on these members and just provide prime painted purlins / girts to match the primary steel?”

Answer: Delete G30 galvanizing to secondary members and paint to match primary steel by Metal Building Contractor.

6. Section 32 93 10 – Trees, Shrubs and Ground Cover Planting

Question: “Could you kindly confirm depth of topsoil required for sod and planting for 109 Iber Road”.

Answer: This Spec Section in Para 3.2.2 refers to Section 32 91 19.13 – Topsoil Placement and Grading for preparation of planting beds.

End of Addendum No. 1