



ADDENDUM No. 3

Dashwood Firehall

401-1245 Esquimalt Road, Victoria, B.C. V9A 3P2

Tel. 250-475-2702

studiopa.ca

PROJECT:

DASHWOOD FIREHALL
230 Hobbs Road, Qualicum Beach BC

Architect's Project Number:

20-007

Date:

Sept 12, 2022,

TO:

Gerald St.Pierre
Project Engineer, Engineering Services
Regional District of Nanaimo
6300 Hammond Bay Road, Nanaimo, BC V9T 6N2

This Addendum is in addition to and forms part of the Contract. The cost, if any, of this revision(s) shall be included in the contract price. All bidders shall acknowledge receipt and acceptance of this Addendum by indicating Addendum number, date, and description on any Tender Form provided. The revision(s) is as follows:

Addendum No.3 is comprised of the following:

ITEM	DESCRIPTION
1.	<p>Civil</p> <p>1. Question, <i>Please confirm whether the existing septic field is to be decommissioned in place, or fully removed.</i> Answer, The existing septic field is to be decommissioned fully removed.</p> <p>2. Question, <i>Please confirm the clearing/grubbing limits for proposed sanitary disposal bed.</i> Answer, Provide clearing and grubbing as required to accommodate the sanitary disposal field.</p>

Civil cont'd..

3. Question,

Confirm use of "blue chip gravel"

Answer,

Bid as per documents

4. Question

Do you have existing elevations and details of the structure for the parking lot area so I can calculate the quantities required?

Answer

1.0m contours are shown on the plan C2. There is about 0.3m to FG along the north edge, and 0m along the south edge. Bearing to be determined.

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5. Question

What is required for the site prep for the temporary station?

Answer

Regional District of Nanaimo to confirm exact extents.

6. Question

Do you know the size and type of the existing water main on Hobbs Rd?

Answer;

Assumed 150mm AC as shown on plan C1

7. Question

Can you provide a detail for the water meter and check valve and chambers?

Answer

Refer to update civil drawings enclosed.

8. Question

Can you provide the clearing and grubbing limits?

Answer

Only as needed for all construction.

9. Question

Can you provide a detail for the rock pit?

Answer

Refer to Plan C3

10. Question

Is there a spec for the trench drains?

Answer

Langley Precast drain trough DT 3.1

11. Please find Civil 20220909-89638 Dashwood FH Civil C1-C3 reissued for Tender.pdf offering further civil information.

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Civil cont'd..

12. Question

Confirm if existing septic field s to be decommissioned in place or fully removed?

Answer

Fully removed.

13. Question

Is there a spec for the trench drains?

Answer

Langley Precast drain trough DT 3.1

14. Refer to attachment 20220909-89638 Dashwood FH Civil C1-C3 drawings reissued for Tender.pdf

2.

Architectural

.1 Question

Solid surface specified is Avonite solid surface. As it ranges in price from 705 to 1335 per sheet, it is necessary to know which colour is specified please clarify.

Answer,

Please bid the Avonite solid surface material, using the colours from the manufacturers standard colour range.

.2 Doors D101 and D108

At scheduled door D101

ADD (2) engineered tempered glazing sidelights in prefinished aluminum storefront frames per sketch below

At scheduled door D108,

DELETE scheduled painted pressed steel frames and required 45 minute rating.

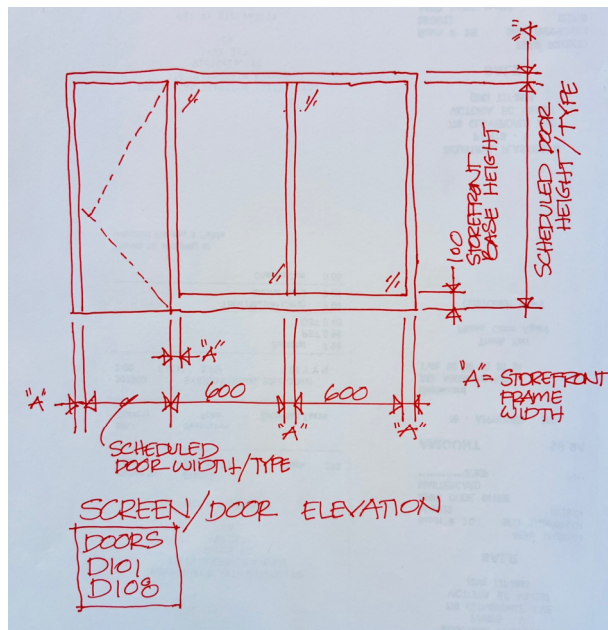
DELETE requirement for rated hardware

ADD (2) engineered tempered glazing sidelights in prefinished aluminum storefront frames

ADD prefinished aluminum storefront frames for scheduled door type

ADD door hardware per wood door in aluminum frame.

Door type S2 to remain



Architectural cont'd

.3 Clarification

Basis of design, Lynden doors CD Commercial series, with standard 5 year warranty,
delete reference to standard lifetime warranty.

Rated door core to be either mineral core or agrifiber.

.4 Door Hardware

Basis of design, CANAROPA, AHI, ASSA ABLOY, SCHLAGE and ALLEGION

.5 For flush doors:

Door edge protector: basis of design

EDGEFENDER or NATIONAL GUARD Products

.6 Clarification re: counter millwork nosing per sketch below:

.7 Clarification, specification reference to "polished concrete" below,

1.03 SYSTEM DESCRIPTION

A. Performance Requirements: Provide polished flooring that has been selected, manufactured and installed to achieve the following:

1. ASTM C779 Method A- standard test method for abrasion resistance of horizontal concrete surfaces.
2. Reflectivity: ASTM D523, Specular gloss in accordance with architect's required gloss unit (GU) reading
3. ANSI B101.1- Test method for measuring wet SCOF of common hard surface floor materials.

B. Design Requirements:

1. Hardened Concrete Properties:

- a. Minimum Concrete Compressive Strength: 4000 psi (24 MPa).
- b. Normal Weight Concrete: No lightweight aggregate or deleterious materials.
 - i. Ensure all aggregates used are polishable.
- c. Non-air entrained.

2. Placement Properties:

- a. Natural concrete slump of 4 1/2 inches - 5 inches (114 - 127 mm). Admixtures may be used.
- b. Any admixtures, plasticizers, slag, fly ash or anything taking the place of Portland-based cement shall not exceed 20%. * a straight cement mix is recommended
- c. Flatness Requirements: Overall FF 50, Local FF 35.
- d. Levelness Requirements: Overall FL 30, Local FL 20..
- e. Hard-Steel Troweled (3 passes) Concrete: No burn marks. Finish to ACI 302.1R, Class 5 floor.
- f. When placing edges use a 3' metal or wooden 2x 4 screed and run parallel with form or edge after initial screed and before floating.
- g. Hand floating shall be parallel to edge and done in 2' increments to avoid lifting or depressing edges. Do not reach out beyond 2' of edge with hand tools or float in a fan direction pulling excessive mud to the forms.

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Architectural cont'd

Curing Options:

- a. Membrane forming curing compounds (ASTM C309, Type 1, Class B, all resin, dissipating cure).
Acrylic curing and sealing compounds not recommended.
- b. Sheet membrane (ASTM C171); polyethylene film not recommended.
- c. Damp Curing: Seven day cure.

1.04 QUALITY ASSURANCE

A. Installer Qualifications:

1. Installer with a minimum of 5 years' experience in performing work of this section who has specialized in installation of work similar to that required for this project.
2. Installer trained and holding a current certificate as a FGS PermaShine installer.
3. Current Certification from the CPAA stating that the technicians are trained craftsmen.

B. Concrete finishing components and materials shall be from single manufacturer.

C. Manufacturer Qualifications:

1. Manufacturer capable of providing field service representation during construction and approving application method.
2. Manufacturer shall have a minimum 5 years of experience in manufacturing components similar to or exceeding requirements of project.

D. Mock-Ups:

1. Mock-Up Size: 1500 x 1500 sample panel at jobsite location, as directed under conditions similar to those which will exist during actual placement.
2. Mock-up will be used to judge workmanship, concrete substrate preparation, operation of equipment, material application, color selection and shine.
3. Allow 24 hours for inspection of mock-up before proceeding with work.
4. When accepted, mock-up will demonstrate minimum standard of quality required for this work.
 - a.. Approved mock-up may remain as part of finished work.
5. Mock-Up will demonstrate required level of cut:
 - a. Level 1 - Cream Finish: Polishing only the Portland Cement paste at the surface without exposing small, medium or large aggregate.
Note: If dye is used, this is not an acceptable level of grinding. Go to Level 2.
 - b. Level 2 - Salt/Pepper Finish: Expose the fine aggregate such as sand and small aggregate with the concrete. The depth of grind will depend greatly on the placement and finishing procedures. Generally, this level of cut can be achieved within 1/16" of the surface.
 - c. Sheen Level A: Sheen (glossy) as determined by a gloss reading of 45 - 60.

PART 2 PRODUCTS

2.1 MANUFACTURER

A. Acceptable Manufacturer: Basis of design

L&M Construction Chemicals, which is located at: 1 LATICRETE Park N.; Bethany, CT
06524-3423; Toll Free Tel: 800-362-3331; Tel: 402-453-6600; Email: request info (info@lmcc.com); Web:
www.laticrete.com/lmcc

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Architectural cont'd

2.2 POLISHED CONCRETE

A. Products/Systems:

1. Hardener, Sealer, Densifier: Proprietary, water based, odorless liquid, VOC compliant, environmentally safe chemical hardening solution leaving no surface film.
 - a. Acceptable Material: L & M Construction Chemicals, Inc., FGS Hardener Plus. Basis of design.
 - b. Acceptable Material: L&M Construction Chemicals, Inc., Lion Hard may be substituted when conditions exist where disposing of rinse water is in conflict with local building codes.
2. Joint Filler: Semi-rigid, 2-component, self-leveling, 100% solids, rapid curing, polyurea control joint and crack filler with Shore A 80 or higher hardness.
 - a. Acceptable Material: L & M Construction Chemicals, Inc., Joint Tite 750.
3. Cleaning Solution: Proprietary, mild, highly concentrated liquid concrete cleaner and conditioner containing wetting and emulsifying agents; biodegradable, environmentally safe and certified High Traction by National Floor Safety Institute (NFSI).
 - a. Acceptable Material: L & M Construction Chemicals, Inc., FGS Concrete Conditioner.
4. Stain Guard Sealer: Ready to use, is a low odor, VOC compliant, topical sealer consisting of low molecular emulsified cross-linking, coupling polymers that effectively protect concrete and other natural stone floor surfaces from the damaging effects of staining, defacing and deterioration due to contaminant penetration.
 - a. Acceptable Material: L & M Construction Chemicals, Inc. Permaguard SPS.
5. Finish: Standard High gloss (HG-1), 1500 grit.

3.3 INSTALLATION

- A.** Compliance: Comply with manufacturer's written data, including product technical bulletins, product catalog installation instructions, product carton installation instructions.

B. Floor Surface Polishing and Treatment:

1. Provide polished concrete floor treatment in entirety of slab indicated by drawings. Provide consistent finish in all contiguous areas.
2. Apply floor finish prior to installation of fixtures and accessories.
3. Diamond polish concrete floor surfaces with power disc machine recommended by floor finish manufacturer. Sequence with coarse to fine grit. Installer to determine the optimum starting grit in order to achieve the specified aggregate exposure.
 - a. Comply with manufacturer's recommended polishing grits for each sequence to achieve desired finish level. Following the initial passes of metal bond diamonds, the installer shall drop back a minimum of one grit level when transitioning to resin bond diamonds. The separation in grit designation shall be a minimum of 50 for the transitioning step. The installer shall refine each abrasive grit to its fullest potential before moving on to the next level. Floor shall be thoroughly scrubbed between each grit pass to remove all loose material. Level of sheen shall match that of approved mock-up.
 - b. Expose aggregate in concrete surface only as determined by approved mock-up.
 - c. All concrete surfaces shall be as uniform in appearance as possible.

3.4

ADJUSTMENTS

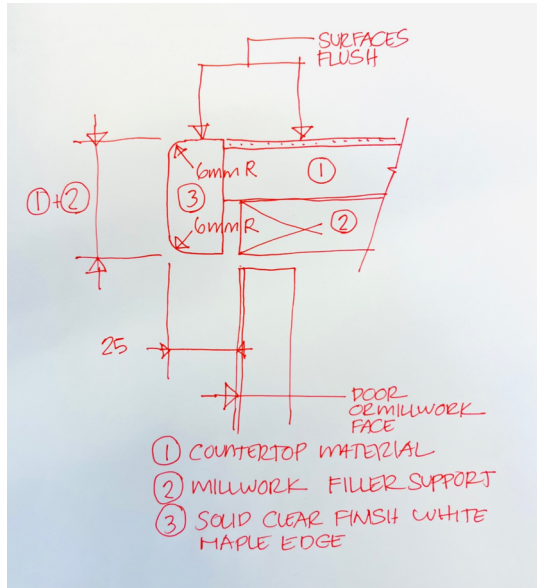
- A.** Re-polish those areas not meeting specified gloss levels per mock-up.
- B.** Fill joints flush to surface prior to the start of polishing operations.

End of spec section

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Architectural cont'd

8 For millwork counter top edges find the following sketch:



- 10 Temporary firehall building, defined scope/extends is to be confirmed by the regional district of Nanaimo
- 11 Crystalline waterproofing to be deleted from the project.
- 12 All windows depicted in drawing elevations to receive roller shades along with all exterior windows.
- 13 Cash allowance for signage is to be bid as per the documents.
- 14 Future Hose tower, bid as per documents for foundations and back filling.
- 15 Intumescent coatings are to be applied to structure requiring a fire resistance rating, similar to extents as conventional fire protection.
- 16 Paint all exposed steel structure, and finish all plywood panels,
- 17 At the concrete floor to concrete base intersection tool this intersection providing a cove.
- 18 Line painting shown down grid line 5 is to also occur at grids E, C and D
- 19 Fire stopping detail at second floor intersection to exterior wall to be of a proprietary Firestop system carried by successful contractor.
- 20 Computer aided dispatch by owner, T.V and IAR -TVs are in contract.
- 21 Turn out gear washers are by owner.

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Architectural cont'd

- 22 The Pre-eng building is supplied as part of this contract.
It is documented as a hybrid pre-eng building with a moment /braced frame with insulated metal wall and roof
Panels as shown in the documents.
- 23 Delete FRP Panel as shown on detail 1 /A5.01. Plywood panels are shown along grid C in section 3 / A3.0.
- 24 Corner guards per 10 26 23 are to be located by owner, allow for supply and install of 12 units x 1200mm high.
- 25 Please find Mechanical 145a004 Dashwood M401.pdf offering further mechanical information.
- 26 Permitting will be taken care of by the Regional District of Nanaimo.
- 27 Generator pad and reinforcing design to be by the specialty engineer of the generator set manufacturer.
To suit all strength, stability and serviceability requirements under gravity/seismic loading with all current applicable
codes.

End.

Attachments:

- 1) Mechanical, 145a004 Dashwood M401.pdf
- 2) Civil, 20220909-89638 Dashwood FH Civil C1-C3 reissued for Tender.pdf