

April 20, 2026

File No. 25F149

Roland Memorial Hall Addition & Renovation
Addendum No. 1

General:

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| 1 | What is the desired construction start date? | Approximately June 1st. Some flexibility can be provided by the owner. |
| 2 | Will there be access for the contractor to have use of the community hall during the duration or portion of construction? | The building will not be occupied during construction. The contractor will have full use of the community hall throughout the duration of the project. |
| 3 | Are gutters and fascia to be replaced? | Existing gutters and fascia to remain. Existing downspouts to be removed and replaced. |
| 4 | Are all existing exit signs to be replaced? | New exit signs were specified on the electrical drawings to be "LED Red 'EXIT' sign(s) to match existing". However, as a change, all new exit signs shall be the new standard green running man. The existing exit signs at the north end of the hall and in the kitchen (two total) shall also be replaced to match. |
| 5 | Is the existing northeast exterior concrete pad to remain? | Remove the existing pads at the northeast and southeast corners of the existing building. The existing northeast pad is 16'x24' and southeast pad is L shaped and approximately 108 ft ² . New pads shall match the existing sizes and construction shall be a 5" concrete slab with 10M bars @ 18" o.c. each way with well compacted granular (6" minimum). |
| 6 | Will a 3" deep pit be provided for the lift at the bottom landing or will a ramp be required? | Yes, provide a 3" deep pit. Maintain slab thickness below at the pit. |
| 7 | Are automatic, powered door operators (2 landings) required on the fire rated doors or manual open with self closers? | Power doors are not required. Fire rated doors shall be provided on the main and second level. |
| 8 | What lift platform size is required? | Minimum platform size shall be 1500mm x 1000mm (60"x40") |
| 9 | What does the drain tile connect to? | A new sump pit is required to be installed in the new mechanical room. Drain tile shall be installed around the full perimeter of the building at the base of the foundation. Existing foundation base is estimated to be 32" below existing grade. Sump pit and pump details to follow in subsequent mechanical addendum. |
| 10 | How are the bulkheads to be constructed? | All bulkheads shall be framed with 2x4 faming vertical and horizontal @ 16" o.c. |



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| | | <ul style="list-style-type: none"> - Typical bulkheads shall have the ceiling 5/8" type 'x' gypsum board layer(s) installed on the underside of the floor joists continuous within the bulkhead matching the room that it is in. 1/2" standard gypsum board can be used on all faces of these bulkheads. - Universal Washroom #1 and Storage #3 bulkheads shall have 5/8" type 'x' gypsum board on all faces with a second layer on the underside. |
| 11 | Do you have a Geotech report? | No geotechnical report is available. |
| 12 | Is Hardie panel siding an acceptable alternate for the metal panel on the canopy. | Yes. |
| 13 | The drawing speaks to Commercial Linoleum Flooring. Please clarify the floor product. | All flooring labelled "Commercial Linoleum Flooring" shall be commercial vinyl. |
| 14 | What gauge of metal are we to supply for the exterior walls? | 26ga. |
| 15 | What color is desired? | Colors to be coordinated with owner upon award of contract. |
| 16 | Construction Insurance – since this is a CCDC 2 2020 contract will the contractor be required to provide all insurances as listed in CCDC 41 or is the owner planning to cover the builders risk insurance? | Contractor to carry builders risk insurance and all insurance necessary for the project site. |
| 17 | New Exterior metal vertical cladding (on existing building) – is there strapping required to attached the cladding or was the owner expecting the stucco to be removed. | Existing stucco to be removed. Metal to be installed onto new 1x4 strapping at 24" o.c. |
| 18 | Is the intention to install floor heat pipe in between grid line 2-3 as this area the foundation is not totally demolition. | No floor heat between gridlines 2 and 3. |
| 19 | The main floor wall (grid line 3) between the community hall and the renovation area has to be partly demolished and reframed. There are wood panels on this wall on the community hall side. What is the intended finish for this renovated wall? | Intent is to carefully remove existing wood wall panel (~42" tall) and reinstall. Contactors shall carry costs associated with this process. Where this proves not to be possible, the owner shall provide further direction on finish. |



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| 20 | Is the stone and/or bricks a full bed or a thin veneer? There are no angle irons on the structural drawings. Also would need a spec on the AVB, weather barrier that is required behind the masonry. | A thin brick veneer shall be used that is wall mounted without structural steel brick ledgers. Provide backing and water barriers as required for the selected product. A specification is given of approximately 3/4" thick on the wall schedule. For pricing interior and exterior finishes, consideration should be given to Construction Note #7 in the "10, Scope of Work" section in the instructions to bidders. Detail 4/S5 has a section at the canopy showing that finishes stop above and below the canopy. |
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Documents:

None. Updated mechanical addendum reflecting and providing clarity to #9 listed above to follow.

End of Addendum

