



SUNSHINE COAST REGIONAL DISTRICT

ADDENDUM NO.1

Request for Proposal No. 18 323

Granthams Landing Community Hall Restoration

Date: February 12, 2019

This addendum forms part of the contract documents and shall be read, interpreted, and coordinated with all other parts. The costs of all work contained herein shall be included in the tender submission. The following revisions, clarifications, changes, additions, or deletions supersede the information contained in the original documents to the extent referenced and shall become part thereof:

Number of pages including attachments:

Item No.1

A secondary site viewing will be available for any Proponent that has attended the mandatory site meeting on Friday February 15, 2019 at 8:30 am.

Item No.2

Pricing for the new septic system will need to be requested from the designer of the septic system.

Item No.3

During construction the successful Proponent must place plywood on the floor to protect existing floor from damage.

Item No.4

The Regional District will clear out the chairs and miscellaneous items from under the building prior to construction.

Item No.5

Question: When will the certificate of insurance outline in 1.23 need to be provided?

Answer: 15 days after award of the contract.

Item No.6

Question: Would the Regional District like an electronic car charger out front?

Answer: Please price as an separate price option.

Item No.7

Question: Are there any concerns related to the ravine?

Answer: No issue with that area, the septic system does not go into the ravine. The successful Proponent should be careful when operating machines near or around the ravine.

Item No.8

Question: It appears that the foundation is right on the property line, do we meet to be concerned with the neighboring property?

Answer: No, the Regional District has an agreement with MOTI.

Item No. 9

Question: Is the inside electrical panel current location acceptable?

Answer: Yes.

Item No. 10

Question: Can we use the building existing power to perform the work?

Answer: Running of the building power for construction may not be the best; the successful Contractor may want to bring their own construction power.

Item No. 11

Question: Are we to update kitchen cabinet to bring up to snuff?

Answer: The Existing Kitchen cabinets (Uppers and Lower and counter top) are to be removed and replaced with new millwork as per the interior elevations.

Item No. 12

Question: Are we required to pain the hemlock?

Answer: No. The ceiling finish in the Hall is specified as hemlock. If Hemlock is used it would require a coat of sealer. If Pine is being put forward as an alternative it would have to be primed and painted. Show cost savings for alternative.

Item No. 13

Question: Will the Regional District be supplying the appliances (new fridge)?

Answer: Yes

Item No. 14

Question: Are the bathroom fixtures remaining the same?

Answer: Contractor to price all new fixtures in quotation. Existing Toilets and Sinks (including faucets) in Washroom #1 & #2 to be inspected by plumber and determined if suitable for reuse with cost savings to project.

Item No. 15

Question: Are we doing foam insulation in the walls?

Answer: Yes

Item No. 16

Question: Are we wanting the floors to be insulated?

Answer: Yes. The underside of the existing floor joists are indicated on the drawings to be filled with R-30 Batt Insulation.

Item No. 17

Question: In order to insulate the walls can we alter the inside or outside of the building? We would need to place holes at the top and bottom of the walls in order to spray the foam.

Answer: In order to install insulation in the existing stud walls boards can be removed from the top of the interior walls and holes drilled in the bottom of the stud space. The boards are to be reinstalled to match existing and the holes to be filled in, sanded smooth and painted.

Item No. 18

Question: Are the floors remaining as is?

Answer: Yes for the most part, except the successful Contractor will repair the floor at the back of the building to match the existing condition of the floor.

Item No. 19

Question: Are the windows going to remain as is?

Answer: Yes

Item No. 20

Question: For the 2inch continuous soffit vent can you verify if painted plywood would be easier to use then T&G?

Answer: 1"x4" T&G cedar or pine (Painter) to be used as soffit material with a 2" wide continuous aluminum soffit vent.

Item No. 22

Question: Can you confirm that once the chimney has come down should the building remain at the same height?

Answer: Yes.

Item No. 23

Question: For the wall insulation it says R22, they will only hold R13. Can you advise?

Answer: Any suggestions or revisions for prices should be submitted as separate pricing.

Addendum No.1 is issued prior to receipt of submission and shall form part of the contract documents. The revisions shall clarify the information contained in the original Proposal documents issued on January 28, 2019.

If you have any questions regarding the above, please contact the undersigned.

Vanessa Schilling, Buyer
Sunshine Coast Regional District