



# SUNSHINE COAST REGIONAL DISTRICT

## ADDENDUM NO.4

Request for Proposal No. 18 323

Granthams Landing Community Hall Restoration

**Date: February 19, 2019**

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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: 23 pages**

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### Item No. 1

#### Item 5.4 Bonding.

Delete the following language:

“The proposal must be accompanied by a bid security in the form of a bid bond issue by a surety licensed to carry on the business of suretyship in British Columbia in a form reasonable satisfactory to the Regional District or a certified cheque or bank draft or letter of credit in a form acceptable to the Owner in the amount equal to 10% of the proposal price.”

Replace with

“The proposal must be accompanied by a bid security in the form of a bid bond issue by a surety licensed to carry on the business of suretyship in British Columbia in a form reasonable satisfactory to the Regional District or a certified cheque or bank draft or letter of credit in a form acceptable to the Owner in the amount equal to 10% of the proposal price.

Proponents may scan and up-load a copy of the paper Bid Bond, Certified Cheques, Bank Draft, and/or Letter of Credit with their e-bid submission. The Proponent must provide to the Regional District with the original Bid Bond, Certified Cheques, Bank Draft, and/or Letter of Credit that were scanned as part of the submission within 72 hours of bid closing. Failure to provide the above original document(s) may result in the proposal not being considered.”

### Item No.2

**Question:** After talking with our insulator this morning a question came up regarding the use of intumescent paint on the interior 1 x 4.

First off, he said he would be using a cellulose product in the wall cavities which has a fire retardant built into the product.

Secondly if he did use 2 # spray-foam the 1 x 4 has a fire rating. We had a similar issue with a brand new home that had a cedar ceiling and we checked the building code and ran it by the building inspector and was allowed to cover the spray-foam with the cedar with no other protections. The intumescent paint is significantly more expensive

**Answer:** The project will require the installation of intumescent paint on the interior 1”x4”s. If the Building Inspector at the time of construction approves of another method to maintain fire rating then a credit would be expected.

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**Item No. 3**

**Question:** Structural drawing S-3 indicate "possible reinforcement of shear wall capacity". Structural engineer should confirm extent of work that the contractor should allow for in bid, or a cash allowance should be included for the work for all bidders to carry.

**Answer:** The existing strength of the Main Building gable end rear wall is uncertain. Once the structure is exposed during renovation it will be easier to determine that reduced strength (reduced by creating two new door openings) and provide reinforcement by way of replacement of sheathing with new shear nailing and possible addition of hold-downs to new foundation.

**Item No. 4**

**Question:**

Confirm if hazardous material assessment has been completed? Abatement of hazardous materials will need to be excluded from the price if assessment has not yet been completed. Lead paint and asbestos containing products may be present given the age of the building and would be a concern for health and safety.

**Answer:** No Haz Mat investigation has taken place but when the project gets the SCR D's approval to proceed the SCR D will hire the required Haz Mat Consultant to carry out the investigation and provide direction as to the processes to use during construction.

**Item No. 5**

**Question:** Confirm if geotechnical report has been completed. The structural engineering cover sheet indicates that geotechnical consideration is excluded from their scope of work. Soil stability at the back of the property would typically require geotechnical engineering given the proximity to a steep slope

**Answer:** A Geotech investigation and report has been completed by Western Geotech and attached.

**Item No. 6**

**Question:** Confirm extent of new GWB wall finish in kitchen, drawings note GWB on south wall only (location of possible shear wall upgrades)

**Answer:** All existing GWB in the Kitchen other than the South Interior Wall is to be made good and painted. The South Interior Wall of the Kitchen to have ½" GWB installed, finished and painted.

**Item No. 7**

**Question:** Confirm if a fire rated assembly is required for either crawlspace or roof? Assuming dens glass gold under floor joists and type X GWB on ceiling is intended to decrease the speed of possible combustion, but not provide a "rated assembly".

**Answer:** Page 4 of the Architectural Drawings – Section B indicate clearly that the Roof/Attic Assembly and the Floor Assembly will have a 45 minute Fire Resistance Rating.

**Item No. 8**

**Question:** Confirm desired kitchen cabinet and countertop finishes for pricing, also new sink recommended in kitchen.

**Answer:** Kitchen cabinets to have Melamine finish interior and exterior. Counter top to be plastic laminate.

**Item No. 9**

**Question:** Confirm if (2) existing orange space heaters to be maintained or removed and power supply deleted.

**Answer:** The two existing orange space heaters to be removed and power supply deleted.

**Item No. 10**

**Question:** If we are doing electrical controls they are intended to be on the west wall?

**Answer:** Yes

**Item No. 11**

**Question:** Can we surface mount the conduits as well?

**Answer:** Yes.

**Item No. 12**

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**Question:** Is there a start date for the construction?

**Answer:** Please provide your construction schedule as per the document (item 5.1.1 Schedule and Commitment)

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Addendum No.4 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