

## Transmittal

to: Contractors

c.c.: Dana Hetherton - JHS  
Kristal Jones - JHS

from: Ron Awde

date: May 6, 2025

re: John Howard Society Kawartha Lakes & Haliburton - Lindsay Renovations  
- Addendum Number Three

pages: 6 including transmittal, Mechanical Addendum #1 (1 page) and Electrical Addendum #1 (2 pages)

**ADDENDUM NUMBER THREE**  
**JOHN HOWARD SOCIETY - KAWARTHA LAKES & HALIBURTON - RENOVATIONS**  
**MAY 6, 2025**

### 0.0 GENERAL

This Addendum is issued for purposes of clarifying and amending the Tender Documents and shall be subject to all the same conditions outlined in the Drawings and Specifications.

- .1 **Reminder:** All questions must be in writing and sent to the Architect via e.mail at [rawde@awdearchitect.com](mailto:rawde@awdearchitect.com)
- .2 **Tender Submission:** May be submitted electronically to Dana Hetherton and Kristal Jones via e.mail at [dhetherton@jhscklh.on.ca](mailto:dhetherton@jhscklh.on.ca) and [kjones@jhscklh.on.ca](mailto:kjones@jhscklh.on.ca)
- .3 The **Deadline for Questions** is **Tuesday, May 20, 2025 at 3:00:00 p.m., Local Time. No further questions shall be considered after this deadline.**
- .4 **Date of Closing** is **Tuesday, May 27, 2025 by 3:00:00 p.m., Local Time.**
- .5 **Tariffs:** Pricing should not include Tariffs in base costs.  
Tariffs may change in amount or be added or taken away in future.  
All Tariffs will be shown separately at time of invoicing and shall be listed specifically and solely for products, excluding labour.
- .6 **Document 00100 - Instruction To Bidders - Note:** Site location should read 22 Peel Street, Lindsay, Ontario.

### 1.0 PLUMBING

- Q. 1. Is the water service 2" or 1 1/2", it has mentioned both sizes?
  - A. If we are digging to the street for a new service we might as bring in a 2" and reduce to the 1 1/2" - 2" will give the flexibility to add things for the future - especially expand the kitchen.

**1.0 PLUMBING - Continued**

- Q. 2** Why are the floor drains 2" in rooms?  
**A.** Because that's what we chose - saves one fixture unit in overall sizing and saves the size of the trap that would extend down in crawl space, the 4" drain line is to allow 1% slope and also **Note:** a 2" floor drain is the pipe size not physical size of drain itself. The strainer (top) is around 5" dia.

**2.0 MECHANICAL**

- .1 See Mechanical Addendum #1 (1 page) attached.

**3.0 HVAC**

- Q. 1.** Could you specify on the split AC (SAC-4) - is it the same type of air handler as the SAC-5? Or is it independent? As well, does the SAC-4 accompany the SAC-3 wall unit which is tied into the ductless split (CU-2)? Does it require electric backup?  
**A.** See schedule on M6- SAC-4 is not same as SAC-5 - Schedule indicates SAC-3 & SAC-4 are fed from CU-2- SAC-1 & 2 are fed from CU-1 as indicated - consult manufacturer specified.
- Q. 2.** E- 8x8" exhaust and EF-3 6" exhaust - are these the only fire dampers that are being spec'd? Could you specify the classification of fire damper - i.e. are these to be horizontal or vertical (Type A or B)?  
**A.** Yes this is the only ductwork penetrating a fire separation - See legend on M5 regarding Type of damper and M7 for typical specification.
- Q. 3.** 7" Range Hood up to roof jack - please specify where this needs to be vented and if roof termination is required.  
**A.** A roof jack is the termination and would expect it to be on the roof. Typical manufacturer is Reversomatic.
- Q. 4.** Is venting required for Dryer #116 in barrier free laundry and where would this vent out?  
**A.** Yes - out back of dryer under window.
- Q. 5.** Could you please specify what is meant by a '24h 7day' timer for the ERVs? Is this a hard wired control that strictly powers the unit on/off based on timing?  
**A.** 7 day 24 hour timer is specified under controls on M7 - this contractor will be responsible for low voltage wiring from timer relay to ERV contacts. It is for on/off operation as specified.
- Q. 6.** Is the crawlspace to be a conditioned space or will all the ductwork located there need to be insulated as described in the duct design?  
**A.** Crawl space is heated by existing electrical but not cooled, so it is unconditioned - there is a big note in the middle of the plan on M3 indicating to insulated supply and return as specified.
- Q. 7.** For all exhaust fans, is the pipe material to be solely rigid, rigid insulated, or insulated flex? If insulation is required, which R-value is expected?  
**A.** Rigid pipe required - insulate as specified on M7.

**1.0 HVAC - Continued**

- Q. 8.** For units SAC-1 through SAC-5, with spec'd condensate pump - is this referring to one condensate pump servicing all of the units which would be installed in the crawl space? Or is it expected for each unit to have independent pumps installed relative to them and if so, where is the condensate drainage to be routed or tied in?
- A.** Consult Daikin (specified product) as most of their units can come with internal condensate kits, supply remote pump where required – most condensate can be directed to either mop sink.
- Q. 9.** For all indoor wall heads - are the refrigerant piping lines expected to be routed down through walls, into crawlspace, and into the condensing unit? Or alternatively, are these expected to be routed up through the drop ceiling upstairs and then out?
- A.** Route through walls to crawl space or ceiling space.
- Q. 10.** Are hard wired controls necessary for thermostat operation or would the remote controllers mentioned above be sufficient for entire thermostat regulation?
- A.** Specification on schedule calls for hardwired but will accept wireless if available.
- Q. 11.** For the ductwork, are there specific gauge requirements for the duct system or will standard gauged duct be sufficient?
- A.** See specification on M7.

**4.0 ALLOWANCES**

- .1** Add the following:
- |  |                 |
|--|-----------------|
| <b>2.1.7</b> Removal of existing signage from face of building, south elevation and for removal of sign post and foundation at northwest corner of building:   | <b>\$3,500</b>  |
| <b>2.1.8</b> Removal of access hatch at north exterior of building and infill of existing opening through foundation wall with concrete masonry units and waterproofing and rigid insulation to the exterior face with backfill below new landing for exit door at 139A: | <b>\$4,800</b>  |
| <b>Allowances Total:</b>   | <b>\$75,800</b> |

**5.0 ELECTRICAL**

- .1** See Electrical Addendum #1 (2 pages) attached.

**END OF SECTION**

BERTHELOT ENGINEERING LTD.  
2193 Lynhaven Rd, Peterborough, Ontario, Canada K9K 1W8  
Tel: (705) 775-1517 email: pberthelot@bertheloteng.com

**MECHANICAL ADDENDUM #M1**

<b>TO:</b> Ronald Awde Architect	<b>ELEC. ADDEN. No.:</b> M1
1458 King Street	<b>PROJECT No.:</b> 683
Bethany, Ontario	<b>PROJECT NAME:</b> John Howard Society
L0A 1A0	<b>DATE:</b> April 23, 2025

**ATTENTION: Ronald Awde,**

This addendum forms part of the contract documents and is to be read, interpreted, and coordinated with all other parts, and shall be issued by Ronald Awde Architect. The following items shall be added to the tendered price for this project:

**Drawing M4 – Floor Plan – HVAC**

1. Supply 4” Dia Metal dryer vent mounted 24” above grade behind dryer on outside wall.

**Drawing M6 – Self Contained Air Conditioning Schedule**

1. Unit number A/C-A should read SCAC-1.

Steve Stranaghan

*Steve Stranaghan*  
Senior Designer  
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**ELECTRICAL ADDENDUM #E1**

<b>TO:</b> Ronald Awde Architect 1458 King Street Bethany, Ontario L0A 1A0	<b>ELEC. ADDEN. No.:</b> E1 <b>PROJECT No.:</b> 683 <b>PROJECT NAME:</b> John Howard Society <b>DATE:</b> April 25, 2025
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**ATTENTION: Ronald Awde,**

This addendum forms part of the contract documents and is to be read, interpreted, and coordinated with all other parts, and shall be issued by Ronald Awde Architect. The following items shall be added to the tendered price for this project:

**General**

1. Light switches [\$1\$2]D, \$3D, and \$F have not been defined on the drawings.
  - a. Switch type [\$1\$2]D shall be a low voltage momentary/latching dimming switch, with \$1 being a momentary (manual-on/override off) switch and \$2 being a latching (auto-on/override off) switch, white in colour. Switch shall be Current or approved equal, model LSVD-ML-4-WH.
  - b. Switch type \$3D shall be a line voltage, 3-way dimmer switch compatible with LED lighting, white in colour.
  - c. Switch type \$F shall be an auto-on/override off low voltage latching switch, white in colour. Switch shall be Current or approved equal model number LVS-L-1-PL-WH.
2. The ceiling space is not a plenum space, therefore FT4 rated cables are acceptable.
3. The exterior building will have some of the existing lighting removed/replaced. A sketch of the existing lighting fixture locations is attached. Several light fixtures shall be replaced as shown and detailed on the sketch. Connect replaced and new lighting fixtures to the existing wiring. Light types 'L' and 'M' have been added. See Sketch SK-E1 for exterior building lighting layout and new light types.
4. The contractor is responsible for roughing in the maglock. Contractor shall supply and install conduit and box for the maglock. The maglock shall be tied into the pull station, and to the fire alarm system.
5. It has been asked if the 500W, 120V baseboard heaters can be changed to 240V heaters. This change is acceptable, but not mandatory.

**REQUESTED BY: Paul Berthelot, P.Eng**

