

Transmittal

to: Contractors

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

from: Ron Awde

date: May 22, 2025

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

pages: 5 including transmittal and Electrical Addendum #2 (1 page)

ADDENDUM NUMBER FOUR
JOHN HOWARD SOCIETY - KAWARTHA LAKES & HALIBURTON - RENOVATIONS
MAY 22, 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
- .2 **Tender Submission:** May be submitted electronically to Dana Hetherton and Kristal Jones via e.mail at dhetherton@jhscklh.on.ca and 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 ARCHITECTURAL

.1 Section 01020 - Allowances - Add the following:

2.10 For review to framing, flashing ties and drainage from roof to new skylight panels: \$5,800

2.11 For removal of possible designated substances concealed by existing construction: \$20,000

Allowances Total: \$107,600

Q. A1. Crawl spaces, are floors (ceiling in crawl spaces) to be fire rated and are any fire dampers required?

A. The crawl space does not require dampers. There will be no equipment or ductwork housed in this space.

Q. A2. What is the makeup of the existing 1 hour fire rated walls as indicated on A2-03?

A. Generally, they are believed to be gypsum board on both sides of the existing wood framing filled with insulation.

Q. A3. Is Trusscore to be installed vertically or horizontally? Is there to be strapping in behind? If strapping, what type of strapping is required?

A. Trusscore would be installed vertically. No strapping is anticipated as required. Ensure that interior and exterior corners are capped with radius edge trims by Trusscore. At windows, and at ceilings, use J-trims and at floor base, use base trim to provide drip edge: <https://trusscore.com/products/trims.html>

Q. A4. In regards to the Altro Whiterock in shower rooms 124 and 125. Is the Whiterock required to be FM rated/ Altro Whiterock FR-U?

A. No

Q. A5. Are the ceilings to be cladded with Whiterock and. if so, do the corners need to be radius'd.

A. No

Q. A6. Does the Whiterock need to be a colour other than generic white?

A. Colour would be from standard range.

Q. A7. Please confirm that safety flooring is required in the entrance 115.

A. Yes safety flooring is required in Entrance 115.

Q. A8. Please confirm that vinyl base in 115 is ok, not cove flashed safety floor.

A. Vinyl base will be acceptable in this area.

1.0 ARCHITECTURAL - Continued

Q. A9. Please confirm that traditional vinyl toed base is ok for this project. The spec is stating "toeless" and mentions "Mandalay", which is a different profile base, 4.5" or 6" high, 3/8" thickness.

A. Vinyl 'toed' base is acceptable wherever coved base is not required.

Q. A10. Assuming bonding is not required for subs on this project? Listed in the spec in a couple different areas.

A. Bonding is carried only by the General Contractor.

Q. A11. Can you further clarify the tariff details listed in Addendum 1? States not be carried in pricing, but do you at least need to see that cost? As it stands today? Should we show the tariff cost separately, or just completely ignore at this point.

A. Tariff amounts should be excluded from all pricing for purposes of tender since they may increase, decrease, be added or removed. They will be broken out and invoiced as changes to the contract as incurred during construction, supported by adequate back-up.

Q. A12. A5-01, Detail 2 Room 108 shows an adult change table (also on A2-03). There is nothing in the specification for this, and it typically requires an electrical feed as well. Please clarify.

A. Space for table only being provided.

Q. A13. Washroom accessories - please provide spec for folding shower seat, vertical grab bar, soap dish, shower rod and curtain.

A. Shower seat shall be LL-Contour PH-18 by GBC, Vertical Grab Bar will be 36" GBC 102 - 1.25" Diameter Knurled Grip Stainless Steel Grab Bar by GBC, Delete Soap dish: soap dispenser will be by Owner, Shower Rod shall be Model: CSR2166CH by Moen or equal, Curtain by Owner.

Q. A14. Tile backsplash Nutrition area Room 123 - spec calls out 300x600 (obviously a floor tile), detail indicates a subway tile. Please clarify.

A. Tile to be Colour and Dimension series 4"X12", bright finish by Olympia Tile.

Q. A15. Please re-confirm areas with Altro Flooring – the specification contradicts the room finish schedule.

A. Refer to Addendum 2 - Item 1.6.

Q. A16. Plumbing fixture schedule identifies showers by contractor, but there is no detail on architectural for curb requirement or tapered shower pan by flooring contractor. Please clarify.

A. Note: Shower pan Rooms 124, 125 to be B3X - 6036 by Maax. In lieu of shower as described in documents provide Outlook BFS-6036F Acrylic Alcove centre drain, one piece shower by Maax.

1.0 ARCHITECTURAL - Continued

Q. A17. Room finish schedule indicates epoxy with cove flash but not clear on shower areas.

A. Stonhard epoxy floor to be used in all shower areas with coved base,

Q. A18. Note 3 on A2-02 - remove and replace skylights, please provide a specification on what is required and details for framing, flashing roof tie-in etc.

A. Pending demolition, an allowance has been added for any modifications to framing, flashing and roof tie-ins.

Q. A19. For all the rooms with floor drains, is the intent to slope the floors to the drain?

A. The intent is to slope all floors to drains in all rooms with floor drains.

Q. A20. In Addendum 2 Item 6.0 - it states that the Trusscore is to be install vertically. Please provide a backing detail for this installation.

A. Refer to:
<https://trusscore.com/guides/wall-and-ceilingboard-vertical-quickstart.html>

2.0 FLOORING

.1 Polyflor Apex is an acceptable alternate to Altro Reliance.

.2 Beaulieu Rapido or Turbo are acceptable alternates to Duralex Flooring.

.3 Note: Only location for ceramic tile will be in Nutrition area and backsplash at counters Room 113.

3.0 ELECTRICAL

.1 See Electrical Addendum #2 (1 page) attached.

END OF SECTION

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

ELECTRICAL ADDENDUM #E2

TO: Ronald Awde Architect	ELEC. ADDEN. No.: E2
1458 King Street	PROJECT No.: 683
Bethany, Ontario	PROJECT NAME: John Howard Society
L0A 1A0	DATE: May 15, 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:

General

1. Emergency lighting battery pack schedule has been added to drawing E2. Battery packs shall be as follows:
 - a. EM1 – 72W battery pack with 1-5W head, on circuit B-1.
 - b. EM2 – 100W battery pack with 2-5W heads, on circuit A-1
 - c. EM3 – 72W battery pack with 1-5W head, on circuit A-3.

REQUESTED BY: Paul Berthelot, P.Eng