



## Parks, Recreation, & Culture

### Invitation to Tender No. 2023-PRC-06 Arts and Heritage Hub ADDENDUM #9

**For further information:**  
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<b>Tender Issue Date:</b>	Thursday, June 29, 2023
<b>Addendum #1:</b>	Thursday, July 6, 2023
<b>Addendum #2</b>	Thursday, July 31, 2023
<b>Addendum #3</b>	Thursday, August 10, 2023
<b>Addendum #4</b>	Monday, August 14, 2023
<b>Addendum #5</b>	Wednesday, August 16, 2023
<b>Addendum #6</b>	Tuesday, August 22, 2023
<b>Addendum #7</b>	Wednesday, August 23, 2023
<b>Addendum #8</b>	Monday, August 28, 2023
<b>Addendum #9</b>	Wednesday, August 30, 2023
<b>Site Visit:</b>	10:00 a.m., Friday, August 11, 2023
<b>Tender Closing:</b>	2:00 p.m., Thursday, September 7, 2023
<b>Tender Opening:</b>	2:15 p.m., Thursday, September 7, 2023 Ladysmith City Hall



## **Addendum #9: Invitation to Tender (ITT) No. 2023-PRC-06**

### **Arts and Heritage Hub**

This Addendum includes general questions.

**Issued:** August 30, 2023

This Addendum shall be read in conjunction with and considered as an integral part of the Invitation to Tender (ITT). Revisions supersede the information contained in the original ITT or previously issued Addendum. No consideration will be allowed for any extras due to any Proponents not being familiar with the contents of this Addendum. All other terms and conditions remain the same.

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#### **ADDENDUM**

*INCLUDE* attached 'Addendum – TA0009' document.

*End of Addendum #9*



# Tender Addendum TA009

Contractor Reference: None

**Date** 2023.08.29

**Project** 2032 LAHH

**Client** Town of Ladysmith

The following addendum supersedes information contained in drawings, specifications and any previous addenda for the project to the extent referenced. This Addendum forms part of the tender documents and is subject to all of the conditions set out in the contract conditions.

## General Questions

1. Please refer to attached documents.

*Reason for Change:*

## Distribution List

Chris Barfoot, Town of Ladysmith, cbarfoot@ladysmith.ca

Ben Checkwitch, Checkwitch Poiron Architects Inc., ben@cparch.ca

**Per** Hector Alcalá, Architect AIBC



### TA009 – General Questions – Arts & Heritage Hub

1. Please confirm if any new soil is required for forest restoration-naturalization areas, and specify soil type.

Refer to Master Spec. Section 32 91 13. Soil Type 1P. To be confirmed by Landscape Architect.

**Minimal forest disturbance is expected. On the forest disturbed areas, restoration of the slope and vegetation as shown on the planting plan is required. Consider addition of 450mm depth of new soil on the forest restoration-naturalization area. Geotechnical study might be required. Add unit price for additional soil in this area. (TA004 - Landscape Architect response)**

2. Regarding wood benches, drawing L9.03 calls for a thermally treated wood assembly including a 16" x 16" wood block. Please confirm the following:

- a. Is wood pressure treated?

Is Thermally treated wood. Can be also made of a solid block of Western Red Cedar. To be confirmed by Landscape Architect. **A solid block of Western Red Cedar is preferable. (TA004 - Landscape Architect response)**

- b. .As thermally treated wood typically comes in 2" thick, pieces would need to be laminated together to form the required block size. Please confirm if this is the intention.

Laminated wood block is acceptable. To be confirmed by Landscape Architect. **A solid block of Western Red Cedar is preferable. (TA004 - Landscape Architect response)**

- c. Confirm any sanding/finish requirements.

Smooth finish. To be confirmed by Landscape Architect. **If using Western Red Cedar, to be stained with Sansin Dec Natural Cedar 1101, to match the deck finish (TA004 - Landscape Architect response)**

3. Residential Appliances:

The Induction Range and Dishwasher mentioned in the spec have been discontinued by LG. Please provide alternate models.

**Replace Induction Range LG LSE4616ST with LG LSE4611ST** [https://www.lg.com/ca\\_en/ranges-ovens/lg-LSE4611ST](https://www.lg.com/ca_en/ranges-ovens/lg-LSE4611ST)

**Replace LG Dishwasher LG LDT7808ST with LDPH7972S** [https://www.lg.com/ca\\_en/dishwashers/lg-ldph7972s](https://www.lg.com/ca_en/dishwashers/lg-ldph7972s)

4. Can we get detailed specs for arch woodwork?

**Please provide a more detailed list of questions and if this is for exterior wood construction or interior millwork. Please see Division 06 from the specification book.**

5. They have the balancing spec showing balancing is retained and paid by the owner, but 1.2.2 below says to retain and pay for the services of a TAB agent. - Testing, adjusting, and balancing work specified in this Section will be done by an agency directly retained by and paid by the Owner, with no contractual relationship with the Contractor. It also states for the O&M's that they are to be compiled by the TAB Agent or Commissioning Agent directly retained by owner. Is the Commissioning Agent by owner or by contractor?

**The commissioning Agent should be retained and coordinated by the contractor.**

6. Can we get more clarification on Wall assembly XW01? It says 5 1/2" Z-Girts. Is this correct?

**Please use 5-1/2" galvanized ventilated Z-Girts from Monarch Metal Inc.**

7. What gauge of metal is to be used for these Z-Girts?

**18 Ga. (.051").**

8. The structural roof plans (S202) show nothing spanning between the Glulam beams. What roof support system is meant to span between the Glulams?

**The GLT panels with the 3/4" plywood sheathing do not need extra support.**

9. The metal roof spec calls for a 15-year RCABC warranty

- a. Warranty not available for a project with a roof slope less than 2/12
- b. RCABC also requires a 5/8" plywood sheathing for any warranty.
- c. This project has 1/2" plywood sheathing.

Specification section 07 61 00 Sheet Metal roofing indicates that a 15 year RCABC warranty is required. This warranty is not attainable due to the following:

- The roof slope must be 2:12 or greater to obtain a 15 year warranty
- Under a 4:12 roof slope requires a mesh underlayment and EPDM pads under clips, and a 3mm underlay
- Prolock 12 is a snap panel and only mechanical seam can be utilized under (2:12)

Possible assembly solution:

A 10 year RCABC guarantee is attainable with a written variance from RCABC with these conditions being met;

- 3mm base sheet required. (ie-Sopraply stick duo)
- Entangled Mesh (ie:Cedar Breather, Enkamat) below panels
- Rubber pads below clips
- Mechanical lock seam with 2" height + butyl tape in seam.

**Please see attached revised roof assembly RW01. This assembly should be able to obtain a 10 year RCABC.**

10. Structural Steel - A031 - XW 94 Wood Louvres show a 1" stabilization rod. Please specify rod type

**Please see question 20 from TA006**

11. Temp Utility Costs - Addendum 3 – pg 47/266

Item 1.3.2 Dewatering Discharge approval/fees? Is there a fee for dewatering?

**Waiting for a response from the Town of Ladysmith.**

Item 1.4.3 Could current Utility charges for water be posted if the Town is going to charge for such?

**Waiting for a response from the Town of Ladysmith.**

12. Please confirm the finish on the vertical cedar window caps. Is it too match the 2b cladding? (CGI Constructors)

**The cedar beauty cap for the CW will be finished clear coated:**

- **Coat 1: Sansin SDF Foundation Clear**
- **Coat 2: Sanain SDF Top Coat**
- **Coat 3: Scuff sand P220, Sansin Top Coat**

13. Drawing E2.0 Shows the Exterior Fixtures as Type H as well as the two Bathroom Fixtures as type H. Please confirm the Bathroom Fixtures are to be Type G.

**Bathroom Fixtures are wall mounted Type “G”.**

14. Please confirm that there isn't a Fire Alarm System Required for the Building

**No Fire Alarm is required in the building.**

15. Please confirm the materials for the casework in the kitchen. The elevations say “Stainless Steel cabinets” , however, there are rumours of GC's pricing without the SS cabinets because they are not in the specs

**The price of stainless steel cabinets needs to be provided. Please see attached general notes for the stainless steel cabinets at the end of the document.**

16.01 23 010 – Alt Prices

Alt Price 2 – “remove a couple of wall cabinets in the kitchen room”. What do they want here?

**Remove Alternative Price 2 from the tender scope.**

Alt Price 3 – are they wanting just the paving portion in the Alt Price?

“Add paved area for 10 parking stalls” – can they identify where and who is doing grading/subgrade prep to suit?

**Remove Alternative Price 3 from the tender scope.**

“Add paving for Oyster Bay Dr” – again, who is doing grading/subgrade prep? Civil work under road by others?

**Remove Alternative Price 3 from the tender scope.**

17. Kitchen Millwork – confirm intent/provide sections/provide spec.

If stainless steel, is it a custom fabrication (if so provide spec) or off the shelf (provide product #'s).

**The intent is to have a custom fabrication. Please see attached general notes for the stainless steel cabinets.**

18. Are they sure they want stainless?

**Correct, the design intent is to have stainless steel kitchen millwork.**

- a. Appliances are residential grade.

**Appliances are residential grade.**

19. 07 61 00 1.10.2.3 – Cash Allowance

References RCABC inspection costs to be paid from Cash Allowance

- a. referenced in 01 21 00. No such cash allowance exists in 01 21 00.
- b. This may be a moot point if RCABC goes away due to KCL RFI #5.

**The roof assembly will be modified to keep a roof warranty from RCABC. See question 10 - TA009. The inspection cost should be included in the bidding from the General Contractor.**

20. Section 01 35 30 of the Specifications provided within Addendum #3 states that the site is contaminated and the Township of Ladysmith is currently undergoing the remediation and abatement of the soil, and no work will begin until a Certificate of Remediation is achieved. Please confirm when the Town of Ladysmith intends to complete this work.

**An SDS has been submitted to the province. The Town does not have an anticipated date when this will be completed. (TOL response)**

21. Further to the above, please confirm if any work (removal of existing trees, earthworks, etc.) shown on the drawings will be completed by the Town of Ladysmith during the site remediation that should be excluded from the contractors price.

**The Town will not be completing any of the work noted (removal of trees, earthworks, etc.) for remediation. Remediation is not part of the scope of the Artist Studio. (TOL response)**

22. The specification calls for a 15-year RCABC warranty for the metal roof, however the roof slope is 1/12 and we understand that RCABC warranty is not available for roofs with a slope of less than 2/12. RCABC also states a minimum structural deck thickness of 5/8", however the structural deck shown is 1/2". Please provide further clarification.

**Please see answer to question 10 of TA009**

### **Kitchen Millwork Custom Fabrication - General Notes:**

- Stainless steel tops and working surfaces shall be Type 304 stainless steel with #4 finish unless otherwise specified. All exposed surfaces shall be 16-gauge stainless steel reinforced on the underside by 16-gauge galvanized-steel channels, so spaced as to prevent twisting, oil-canning or buckling.
- Exposed edges of tops shall be formed into a 1¼"-thick Channel shape.
- Splash rails and curbs shall be formed from the same sheet as the top or so welded thereto that they form integral parts thereof. Top edges of curbs and splash-backs shall be formed into a channel shape.
- Where stainless-steel sinks are supplied, the sink bowl shall be so welded to the top as to form an integral part thereof.
- All welds shall be ground smooth and polished to a uniform satin finish over the entire top and sink assembly. Soldering of the sinks, curbs or splash-rails to the top shall not be permitted.
- Tops shall be as long as practical to permit access to building or room. Tops shall not exceed 108" long with 4" high integral return splashes.
- Field joints shall be provided to join oversize tops with welded channels and angles with bolting arrangements for pulling tops together to produce a hair-line, water-resistant seam with flat, level surfaces each side of the joint.
- After fabrication and polishing, surfaces of the tops shall be given a strippable protective coating to protect the tops during shipment and installation.
- Underside of tops and sinks shall be coated with a sound-deadener. This material shall be waterborne and non flammable in its liquid state. Material to contain clay, which will act as a flame retardant.
- Material shall contain no volatile organic compounds (VOC).



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**1. GENERAL**

**1.1. Section Includes**

1. Product Installation Alternatives to Agreement and work.
- Incorporation of accepted Alternatives into Agreement.

**1. Requirements**

2. Referenced specification Sections stipulate pertinent requirements for products and methods to achieve the Work stipulated under each Alternative.
3. Coordinate affected related Work and modify surrounding Work to integrate the Work under each Alternative.

**1.2. Award / Selection of Alternatives**

1. Indicate variation of Bid Price for Alternatives described below and listed in Supplementary Bid Information Form. Note that this form requests a 'difference' in Bid Price by adding to or deducting from the base Bid price.
2. Bids shall be evaluated on 'Base Bid' price. After determination of preferred Bidder, consideration

**1.3. Alternatives**

1. Alternative No. 1
  1. Base Bid: Raico Therm+, with wood beauty cap specified in Section 08 11 16 – Aluminum Doors and Frames.
  2. Alternative: Kawneer 1620UT Aluminum window frame with custom wood beauty cap as specified in Section 08 11 16 - Aluminum Doors and Frames. Alternative No. 2
2. ~~Alternative No. 2 (Removed TA009 - 2023.08.25)~~
  1. ~~Remove a couple wall cabinets in the kitchen room.~~
3. ~~Alternative No. 3 (Removed TA009 - 2023.08.25)~~
  1. ~~Add paved area for 10 parking stalls at the south of the building, currently graded parking area.~~
  2. ~~Add paving for Oyster Bay Dr. As described on civil drawings of phase .~~

**1. PRODUCTS (NOT APPLICABLE)**

**2. EXECUTION (NOT APPLICABLE)**

**END OF SECTION**

**1. GENERAL**

**1.1. Summary**

1. Refer to architectural drawings in conjunction with the specification.

**1.2. Section Includes**

1. Provide all labour, materials, tools, and other equipment, services and supervision required for installation of residential kitchen and laundry appliances and accessories as indicated on drawings and specified herein. Other building specialties may be contained in other Sections.

**1.3. Shop Drawings**

1. Submit shop drawings in accordance with Section 01 33 00 – Submittal Procedures.
2. An itemized list showing location and number of each building specialty group is to accompany the shop drawings. Include Manufacturer's product specifications and installation instructions.

**1.4. Maintenance**

1. Submit in product maintenance information accordance with Section 01 78 00 – Closeout Submittals, for all building specialties

**1.5. Waste Management and Disposal**

1. Separate and recycle waste materials in accordance with Section 01 74 19 – Waste Management and Disposal.
2. Collect and separate plastic, paper packaging and corrugated cardboard in accordance with Waste Management Plan.
3. Fold up metal banding, flatten and place in designated area for recycling.

**1.6. Energy Ratings**

1. All appliances to qualify under BC Hydro's Power Smart New Home Program.

**2. PRODUCTS**

1. Refrigerator: Fisher & Paykel RF201AXJSX1\_N
2. ~~Range: LG LSE 4616ST (See TA009 - 2023.08.25)~~  
**LG LSE4611ST** [https://www.lg.com/ca\\_en/ranges-ovens/lg-LSE4611ST](https://www.lg.com/ca_en/ranges-ovens/lg-LSE4611ST)
3. Range Hood: LG LSHD3080ST
4. ~~Dishwasher: LG LDT7808ST (See TA009 - 2023.08.25)~~  
**LDPH7972S** [https://www.lg.com/ca\\_en/dishwashers/lg-lpdp7972s](https://www.lg.com/ca_en/dishwashers/lg-lpdp7972s)

5. Microwave: LG LMC1575ST

### **3. EXECUTION**

#### **3.1. Installation**

1. Set appliances in place, connect them, and leave them level, clean, and tested for proper operation. Ensure doors operate freely, without hitting or binding on kitchen cabinets. Refrigerator doors shall close by gravity, gently but securely. Set clocks to local time; install appliance lamps as required.
2. Reverse handing of refrigerator doors as necessary to suite reverse kitchen layouts.
3. Handle all appliances carefully during delivery and installation, and take care to avoid damage to finished wall surfaces and floor coverings. If damage occurs, notify General Contractor prior to leaving the jobsite.
4. Make good all damage to wall and floor surfaces at no additional cost to Owner, to satisfaction of Consultant.

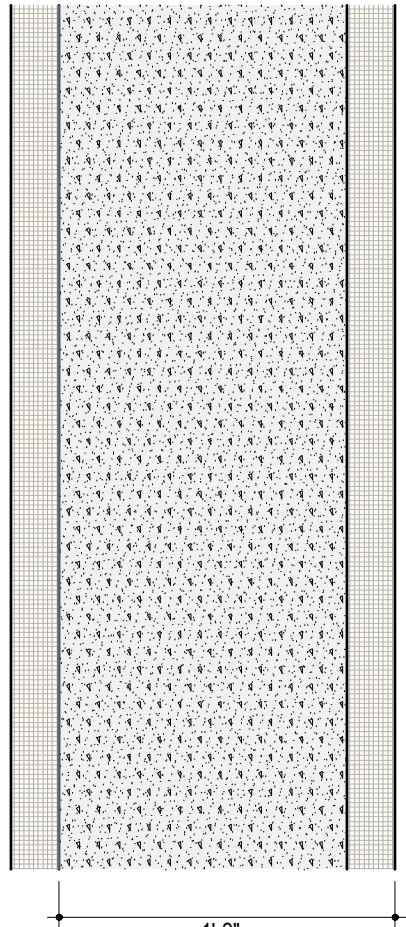
#### **3.2. Clean-up**

1. remove all manufacturer's cartons, packing materials, metal bands and protective covers from the building premises and remove from jobsite.
2. Make a list of all appliances, models, and serial numbers cross referenced to location (suite numbers); forward list to Owner.

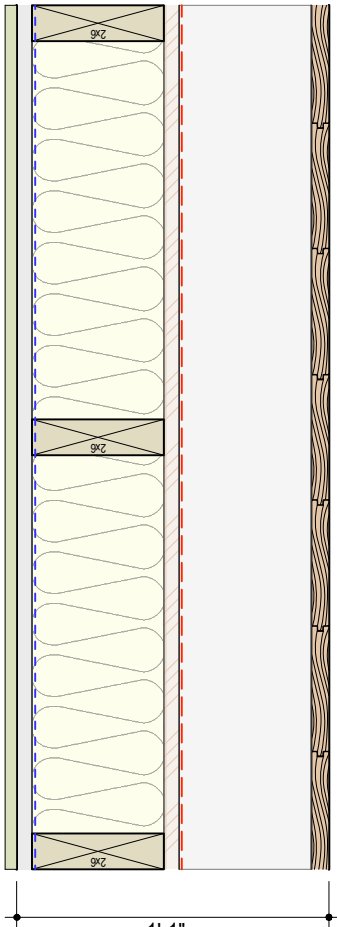
### **END OF SECTION**

Wall Assemblies – Exterior

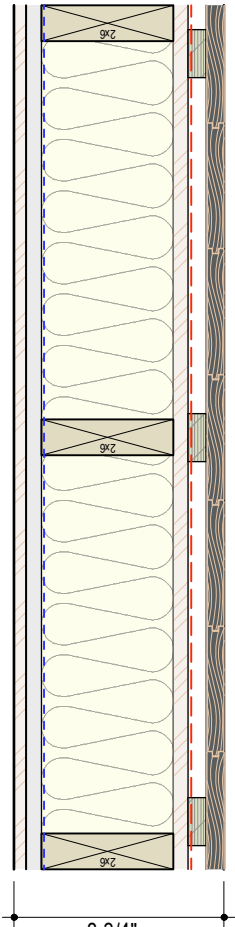
Refer to B2BC Table A.3.10.1.1 for wall type reference unless noted otherwise.  
Fire and sound ratings noted are for the listed assemblies. For required ratings, refer to sheet A021.  
\* See structural drawings for items with an asterisk.



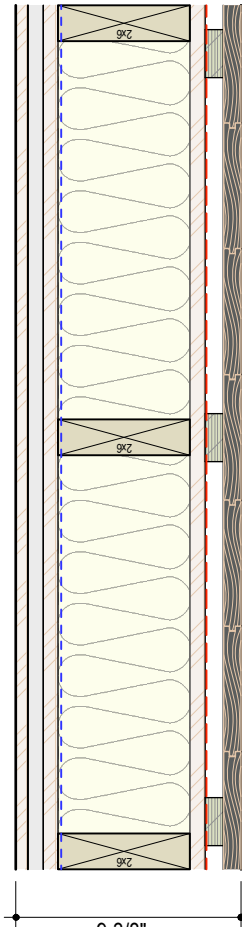
- XCB11 Foundation Grade Beam - Insulated**
- FR* 16.46  
*R*(*in*) 16.46
- 2" rigid insulation
  - concrete foundation beam\*
  - 2" rigid insulation



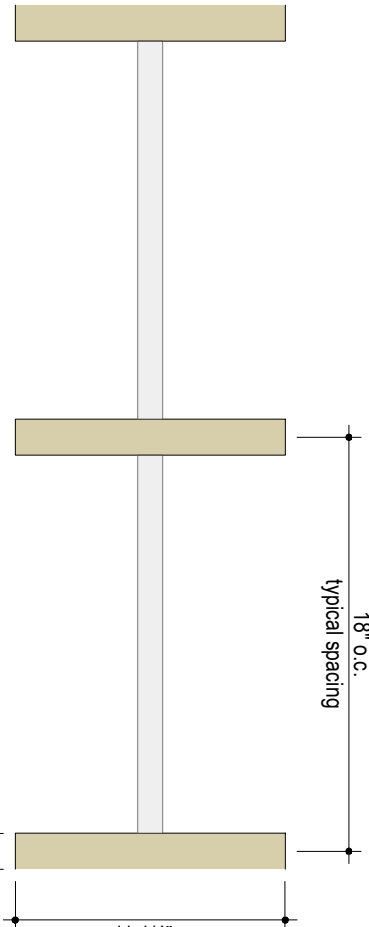
- XW01 Exterior Wood Wall w/ Interior Insulation (canso siding); Z-girt ventilated cavity**
- FR* 60 *BCEC EW's*  
*R*(*in*) 28.33
- 1x6 1x6 vertical cedar boards, clear coated
  - 5 1/2" horizontal Z-Girts, galvanized metal, perforated
  - 5/8" plywood sheathing CW air barrier membrane
  - 2x6 wood studs @ 16" o.c. + batt insulation
  - 5/8" type X gypsum board, painted
  - 1/2" G1S Douglas Fir Plywood, stained 8' or 11', @ studio walls, finished with GWB.
  - See detail A5301



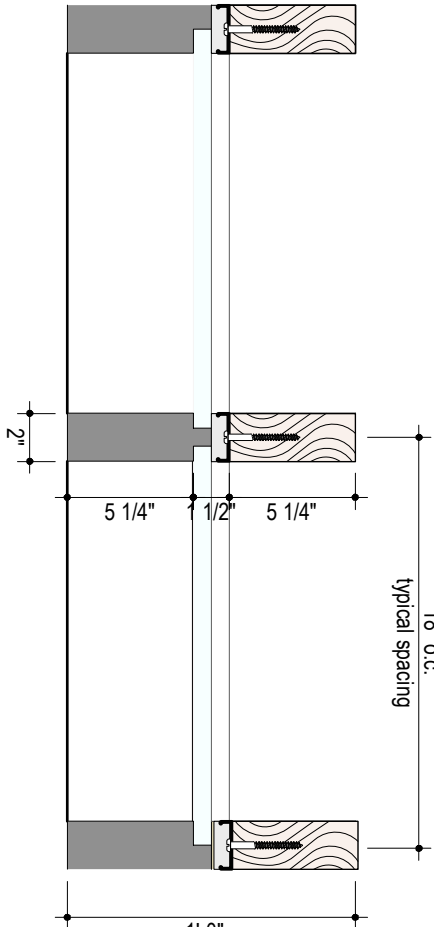
- XW02 Exterior Wood Wall - Dark Stained Cedar**
- FR* 60 *BCEC EW's*  
*R*(*in*) 31.01
- 1x4 1x6 vertical cedar boards, dark stained
  - 3x4"x2" diagonal FR plywood rainscreen @ 16" o.c.
  - 5/8" plywood sheathing CW air barrier membrane
  - 2x6 wood studs @ 16" o.c. + 5 1/2" fiberglass batt insula
  - 5/8" type X gypsum board, painted
  - 1/2" G1S Douglas Fir Plywood, stained 8' or 11'.



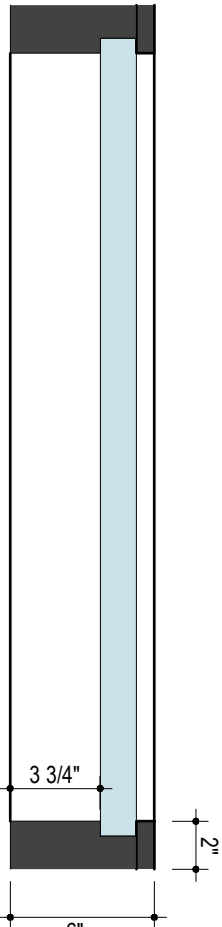
- XW03 Exterior Wood Wall - Dark Stained Cedar**
- FR* 60 *BCEC EW's*  
*R*(*in*) 31.7
- 1x6 1x6 vertical cedar boards, dark stained
  - 3x4"x2" diagonal FR plywood rainscreen @ 16" o.c.
  - 5/8" plywood sheathing CW air barrier membrane
  - 2x6 wood studs @ 16" o.c. + 5 1/2" fiberglass batt insula
  - 5/8" plywood sheathing CW air barrier membrane
  - 5/8" type X gypsum board, painted
  - 1/2" G1S Douglas Fir Plywood, stained 8' or 11'.



- XW04 Wood Louvers**
- FR* -- *BCEC --*  
*R*(*in*) --
- 2" x 12" cedar slat, stained @ 18" o.c.
  - 1" stabilization rod as per structural drawings



- CW01 Curtain Wall w/ Wood Louvers (celestary)**
- FR* -- *BCEC --*  
*R*(*in*) 97.1783
- 2" x 6" beauty cap, cap extension stained (real cedar)
  - Base of Design: Reno THERMA, black anodized, 2" x 6" w/ real cedar beauty cap
  - Alternative: Kawneer 1520UT aluminum window frame, black anodized w/ real cedar beauty cap (lender both systems)



- CW02 Curtain Wall / Entry Door**
- 2" x 1 1/4" beauty cap, black anodized aluminum
  - 2" x 6" Kawneer 1520UT aluminum window frame, black anodized

Note: dropped ceilings, gypsum board, soffits, hush) for floor and roofs are not indicated in the assemblies, but are noted on the reflected ceiling plans.  
Refer to Structural Drawings.



**CHECKSWITCH ARCHITECTS**  
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601-462 Pender Street W., Vancouver, BC V6B 1T8  
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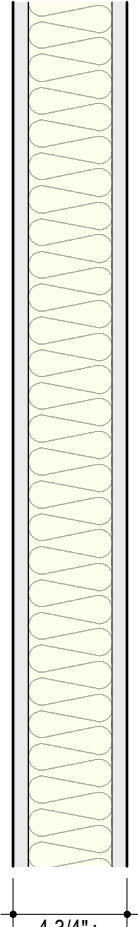
www.cswitch.ca

250.714.1803

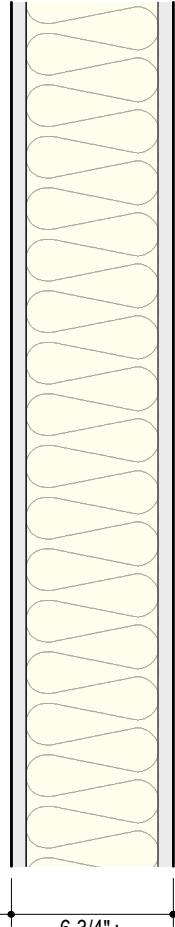
604.669.3444

Wall Assemblies – Interior

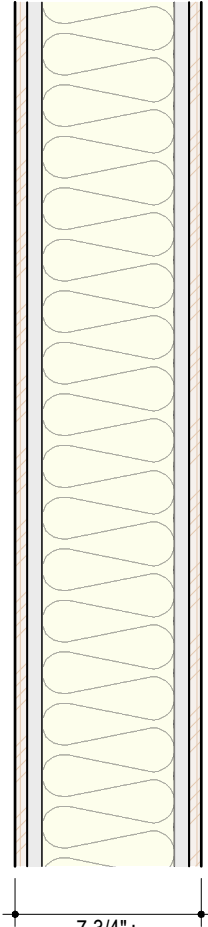
Refer to B2BC Table A.3.10.1.1 for wall type reference unless noted otherwise. Where two conditions are noted, the first is for standard condition, the second is for non-standard condition.  
Fire and sound ratings noted are for the listed assemblies. For required ratings, refer to sheet A021.  
\* See structural drawings for items with an asterisk.



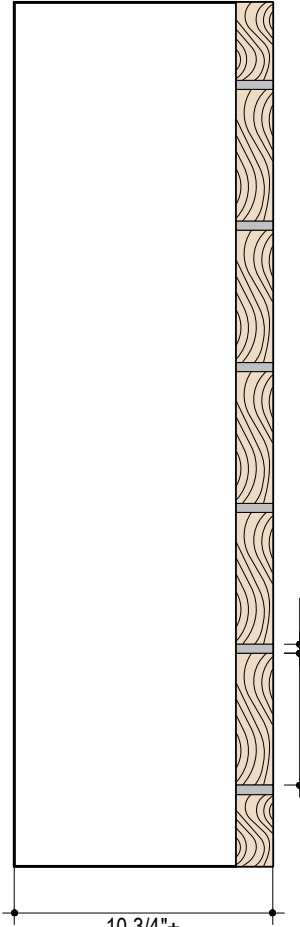
- WW131 2x4, 5/8" Type X GWB each side, Insulated**
- FR* 60 *BCEC W's*  
*STC* 36 *BCEC W's*
- 5/8" type X gypsum wall board, painted
  - 2x4 wood studs, fiberglass batt insulation
  - 5/8" type X gypsum board, painted



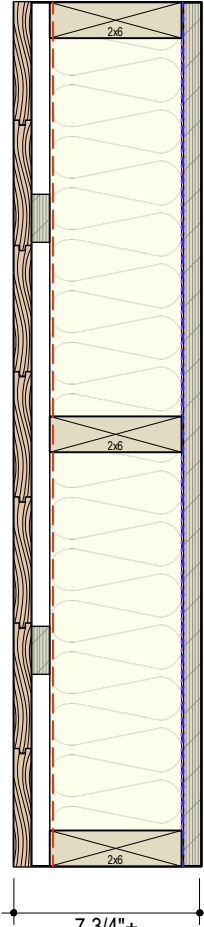
- WW531 2x6, 5/8" Type X GWB each side, Insulated**
- FR* 60  
*STC* 36
- 5/8" type X gypsum board wall, painted
  - 2x6 wood studs, fiberglass batt insulation
  - 5/8" type X gypsum board wall, painted



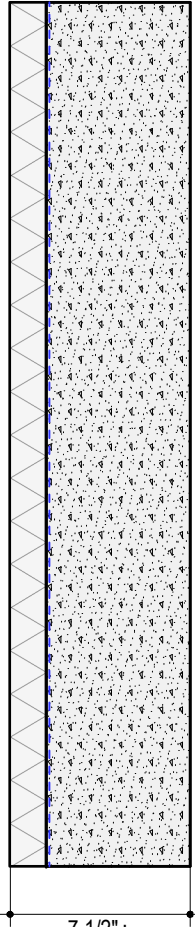
- WW541 2x6, 5/8" Type X GWB each side, Insulated**
- FR* 60  
*STC* 36
- 1/2" G1S Douglas Fir Plywood, stained 8' or 11'.
  - 5/8" type X gypsum board, painted
  - 2x6 wood studs, fiberglass batt insulation
  - 5/8" type X gypsum board, painted
  - 1/2" G1S Douglas Fir Plywood, stained 8' or 11'.



- FW01 2x6, exterior wood deck on metal frame**
- FR* 1.35  
*R*(*in*) 1.35
- 2x6 cedar wood deck
  - 2x4 (1) wood post @ 12" o.c.



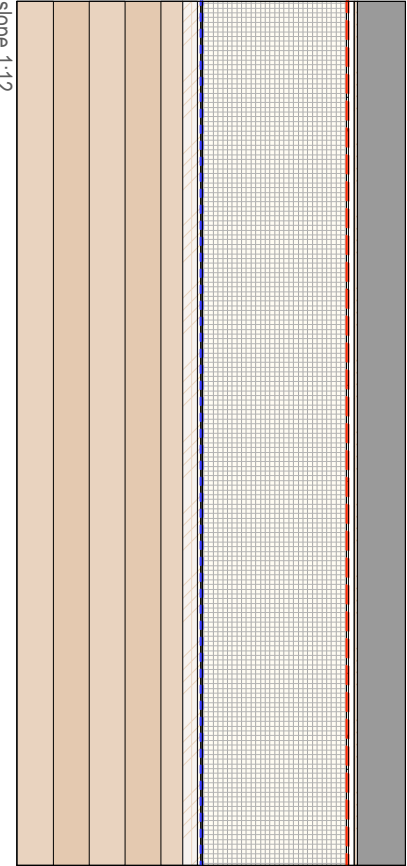
- FW02 Wood Soffit @ Vantibule**
- FR* 22.89  
*R*(*in*) 22.89
- 3x4" plywood
  - 6 mil polyethylene vapour barrier
  - 2x6 posts\*, insulated CW air barrier membrane
  - 3x4" strapping
  - 1x6 cedar ceiling, stained



- FC01 Slab on Grade**
- FR* 9.33  
*R*(*in*) 9.33
- architectural concrete slab\*, seal & pepper, polished and sealed
  - vapour barrier
  - 1 1/2" XPS insulation

Roof Assemblies

Refer to B2BC Table A.3.10.1.1 for roof type reference unless noted otherwise.  
Fire and sound ratings noted are for the listed assemblies. For required ratings, refer to sheet A021.  
\* See structural drawings for items with an asterisk.



- RW01 GUT - Standing Seam Roof**
- FR* 14.099  
*R*(*in*) 14.099
- Mechanical lock seam with 2" height • 30x1 lip in seam.
  - Rubber pads below dips
  - Extruded Mesh (cedar sheath)
  - Stormy attic duct (base sheet)
  - 6" polyc
  - Non permeable vapour barrier
  - 3x4" 1x6 D FR plywood sheathing\*
  - 5" ply filled GUT\* - Finished see specs.

Interior Finish:  
Slop 1 Sawn KP-12UW  
Slop 2 Sawn SPF Top Coat

Arts and Heritage Hub

Artists' Studio Building