



Parks, Recreation & Culture

Invatation to Tender No. 2025-PRC-02
Forrest Field – Phase 2

This Addendum contains:
Addendum #3 - Q&A.

For further information
please contact:
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Addendum Issue Date: **November 14, 2025**
RFT Issue Date: **November 5, 2025**
RFT Closing Date: **November 28, 2025 1:30 pm**
Location of Bid Opening: **Ladysmith City Hall**



Details of Addendum #3

CHANGES TO RFT

This Addendum is an integral part of the Tender Documents for the project referenced above. The following revisions supersede the information contained in the original drawings, specifications or previously issued Addenda. The Tenderer shall acknowledge this addendum by noting the number of Addenda in their submission.

1.0 Tender Documents:

1. Schedule of Prices – Replace with attached version R2. Changes as follows:
 - Added Items 3.20 & 3.21 Street Signs & Handicapped Paint Markings
 - Quantity revised for item 3.13
2. Appendix B Pay Item Descriptions – Replace with attached version R2. Changes as follows:
 - Added Items 3.20 & 3.21 Street Signs & Handicapped Paint Markings
 - Item 3.5 (High Fines Surface Aggregate) Description Revised

2.0 Questions and Answers:

1. Can you please confirm whether the concrete slab for the picnic table/bench area requires reinforcement.

A1: No reinforcement is required in these areas.

2. Can you please confirm the base and subbase thickness for the 1.5m sidewalk adjacent to the access road.

A2: All concrete sidewalks and slabs (both 100mm & 150mm) to have 100mm of base & 250mm of sub-base gravels (Notes to be adjusted on IFC drawings to clarify).

3. Can you please confirm the specifications for the handicapped road marking and clarify which item this scope applies to? Additionally, will this scope be removed from the contract due to the minor quantity, and instead be completed with future town works?

A3: Handicapped markings and street signs will be included in this contract. Quantities have been added to the Pay Items. Paint Markings are to be the “international Symbol of Access”, in 3mm thick thermoplastic, at least 1.0m long.

4. Can you confirm that all disturbed areas, including ditching, will be covered with 100 mm of topsoil and hydroseeding?

A4: Yes. All disturbed areas to have 100mm topsoil and seed.

5. Can you confirm if the area north of the gravel parking lot, between the two picnic table/bench areas, is intended for landscaping?

A5: Yes. This area is to have topsoil and seed.

6. Our nursery supplying the trees for this project is questioning the amended size and how you measure this in Addendum 2. The nursery standard is to measure the caliper @ 6-12" above the base of the tree. In their estimation, a 5cm caliper measured at 1.4m above the root ball, would require an 8cm or more caliper in "nursery spec", depending on the variety. This will more than triple the price for each tree. Could we ask you to take a second look at the tree caliper minimum size requirements and where to measure this?

A6: Tree sizing specification to be revised to meet Town of Ladysmith Engineering Standards and Specifications section 12.4.2. "Each tree shall have a minimum caliper of 7.0 centimeters and not less than 2.5 metres in overall height." Standard "nursery spec" to be used for caliper measurement (150mm above root ball).

7. Payment limits for Tender Item 3.5 High Fines Surfacing Aggregate, as currently contained in Appendix B - Pay Item Descriptions. A portion of this appears to be cut and pasted from Item .4 above it and makes no sense in the context of this surface layer.

A7: Item 3.5 description revised in attached document.

8. Pay Item 3.13 (50mm thick Asphalt) quantity doesn't appear to match the areas shown. Please advise.

A8: Quantity has been revised to more accurately reflect the design.

9. Is there a preferred street light model, approved by the Town of Ladysmith, to be used on this project?

A9: There is no preferred model. Street light model is to meet specifications shown on the electrical drawing. The new lights should have a consistent look to the existing lights in the lower parking lot at Forrest Field (see attached photo)

10. Does the town sell those light fixtures? I know other municipalities do.

A10: No the Town does not sell light fixtures.

11. Is there any type of irrigation [for trees] or is it a hand watering?

A11: There is no irrigation present. Watering bags or other means may be employed by the contractor to ensure trees are healthy through the maintenance period.

12. The trees listed are all different prices. Are they wanting the cheapest priced trees?

A12: Any combination of trees on the approved list may be planted, as outlined in the design. Prices to be submitted based on species selected by tenderer.

13. There is no spec for the size of tree pit that the trees are to fit in. Usually there is a planting detail showing how much soil per tree.

A13: Tree planting is to be completed as per Town of Ladysmith Engineering Standards and Specifications. See Detail P02.

14. In the Sch. of Quantities they only have 3.8 100mm of Top soil & seed and 3.15 Tree planting. Where does the maintenance and irrigation / hand watering pricing go?

A14: All maintenance costs are to be included in pay items 3.8 & 3.15.

15. Regarding the Water Pedestal Detail on drawing C08, please provide dimensions on the bollard. I presume this is galv steel? Please confirm and provide dia and length.

A15: Water pedestal bollard to be min. 750mm above finished ground, 88.9mm OD, Powder coated or hot-dip galvanized

16. Tender item 4.4 Water Meter & Box, are not detailed on the drawings, but addendum 1 identifies the meter as 19mm Sensus and the box as per drawing W11. Therefore, we will be reducing the 25mm poly down to meet the 19mm meter connection. I presume that they will be installed in front of the Water Pedestal

Detail. Can we assume that the check valve, ball valve, riser and hose bib will be 19mm dia as well?

A16: Yes. Meter, valves, and riser pipe to be 19mm. Check/ ball valves to be installed between meter and riser pipe.

17. Please confirm how contaminated material will be paid, if found.

A17: Contaminated material, if found, would represent a changed site condition. Payment for any contaminated material will be discussed between the contractor and Town at the time of discovery if found.

18. Can you please provide what the weave is for the chain link fence? In the tender doc it states 6 gauge but doesn't say anything about the weave size. 2" is standard, but 1.5" weave is more typical for sport courts, ball and soccer fields.

A18: Fence weave to be standard 2".

END ADDENDUM 3

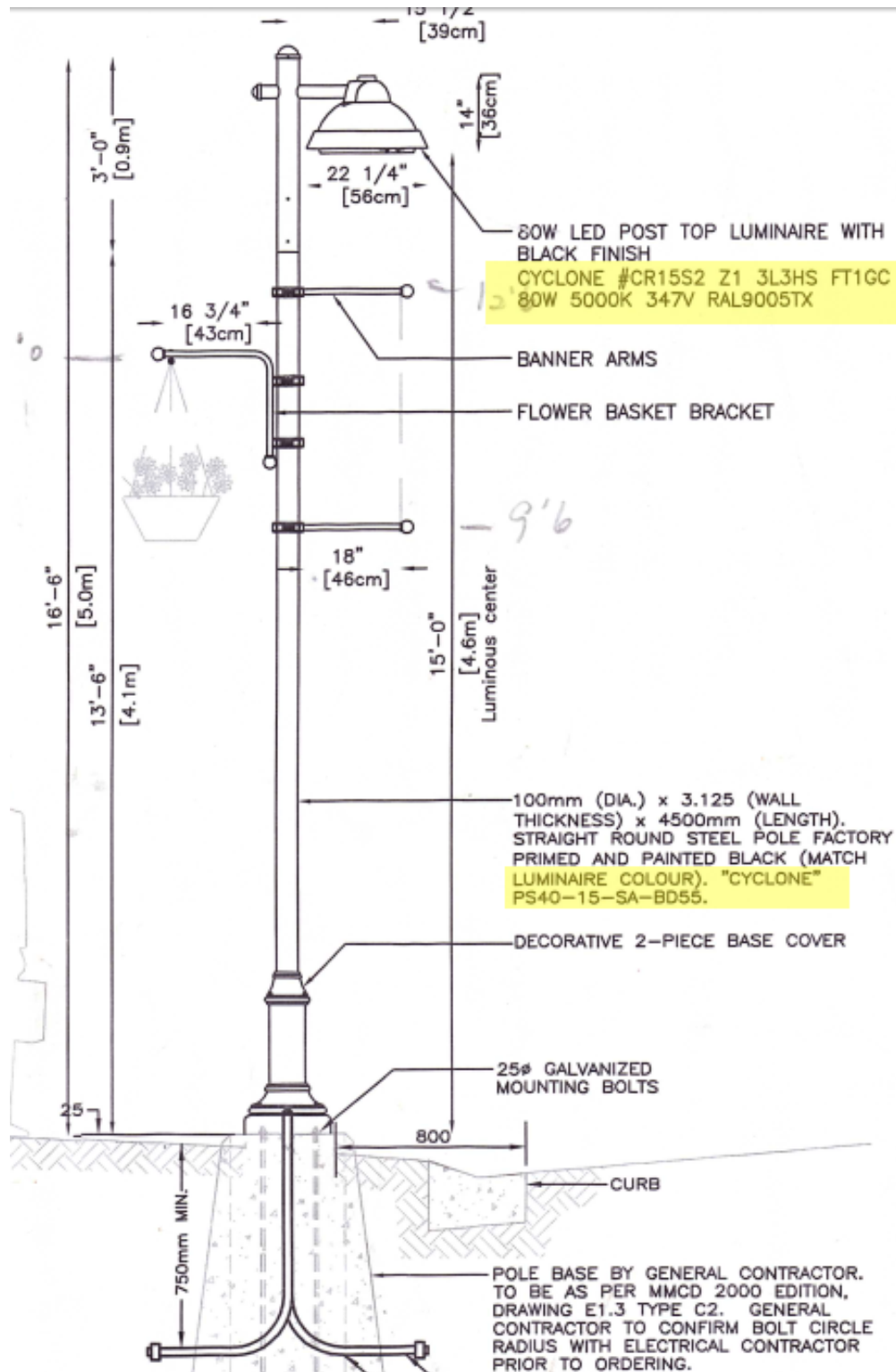
(Total 5 pages)

Attachments:

Question 9. Image

Schedule of Prices – R2

Pay Item Descriptions – R2



Schedule of Prices - R2

The following are our tendered prices for the cost of the work for each item as outlined in the respective pay item descriptions in the Tender Documents.

| Item | Description | Est. Qty | Units | Unit Price | Total |
|--|---|-------------|-------|------------|-------|
| Section 1 General Requirements | | | | | |
| 1.1 | Mobilization / Demobilization | 1 | ls | | |
| 1.2 | Location of Works - Project Layout | 1 | ls | | |
| 1.4 | 2.5m Tall Black Chainlink Fence & Gates | 110 | m | | |
| 1.5 | Stairs & Hand Rails | 2 | ls | | |
| 1.6 | Construction Fencing | 220 | m | | |
| Total Section 1 | | | | | |
| Section 2 Storm Sewer | | | | | |
| 2.1 | 200mm PVC SDR35 CB Lead | 8.5 | m | | |
| 2.2 | 450mm PVC SDR35 | 20 | m | | |
| 2.3 | Catch Basin | 1 | ea | | |
| 2.4 | Sandbag Headwall | 2 | ea | | |
| 2.5 | Connect to Existing | 2 | ea | | |
| 2.6 | Ditch Grading | 145 | m | | |
| Total Section 2 | | | | | |

Tenderer's Initials

| Item | Description | Est. Qty | Units | Unit Price | Total |
|--|--|-------------|----------------|------------|-------|
| Section 3 Earthworks, Surface Works & Misc. | | | | | |
| 3.1 | Clearing & Grubbing | 0.49 | ha | | |
| 3.2 | Stripping & Common Excavation | 2075 | m ³ | | |
| 3.3 | 20mm minus Base Gravels | 652 | tonne | | |
| 3.4 | 75mm minus Sub-Base Gravels | 1792 | tonne | | |
| 3.5 | High Fines Surfacing Aggregate | 60 | m ³ | | |
| 3.6 | Cart Path Material | 23 | m ³ | | |
| 3.7 | Acrylic Court Surface | 670 | m ² | | |
| 3.8 | 100mm Topsoil & Seed | 1788 | m ² | | |
| 3.9 | Sub-Grade Preparation | 2825 | m ² | | |
| 3.10 | Non-mountable Curb & Gutter | 157 | m | | |
| 3.11 | Concrete Sidewalk & Slabs (150mm Thick) | 290 | m ² | | |
| 3.12 | Concrete Sidewalk & Slabs (100mm Thick) | 380 | m ² | | |
| 3.13 | 50mm Thick Asphalt | 1265 | m ² | | |
| 3.14 | Streetlights, bases, conduit & Wiring | 2 | ea | | |
| 3.15 | Tree Planting | 32 | ea | | |
| 3.16 | Concrete Wheel Stops | 16 | ea | | |
| 3.17 | Net Posts | 1 | ls | | |
| 3.18 | Imported Granular Fill | 500 | m ³ | | |
| 3.19 | Existing Gravel Road Regrading | 80 | m ² | | |
| 3.20 | Street Signs | 2 | ea | | |
| 3.21 | Handicapped Street Markings | 1 | ls | | |
| Total Section 3 | | | | | |
| Section 4 Bike Park Water Service | | | | | |
| 4.1 | a) Clearing & Grubbing - Bike Park | 0.34 | ha | | |
| | b) Clearing & Grubbing - Perimeter Trail | 0.063 | ha | | |
| 4.2 | 25mm Service Pipe & Tracer Wire | 85 | m | | |
| 4.3 | Corp. Stop & Saddle | 1 | ea | | |
| 4.4 | Water Meter & Meter Box | 1 | ea | | |
| 4.5 | Standpipe & Valve | 1 | ea | | |
| 4.6 | Class 300 Excavator & Operator Time | 100 | hr | | |
| Total Section 4 | | | | | |
| Total All Sections | | | | | |

Pay Item Descriptions – R2

General Requirements

.1 Scope

Payment for the various items of the Schedule of Prices, as further specified herein, shall include all compensation to be received by the Contractor for furnishing all tools, equipment, supplies, and manufactured articles, and for all labor, operations, and incidentals appurtenant to the items of Work being described, as necessary to complete the various items of the Work all in accordance with the requirements of the Contract Documents, including all appurtenances thereto, and including all costs of permits and cost of compliance with the regulations of public agencies having jurisdiction.

No separate payment shall be made for any item that is not specifically set forth in the Schedule of Prices, and all costs therefore shall be included in the prices named in the Schedule of Quantities for the various appurtenant items of Work.

In addition to other incidental items of Work listed elsewhere in the contract, the following items shall also be considered as incidental to other Items of Work under this contract:

- a) Repair of any damage to existing facilities caused by the Contractor in the course of Work.
- b) Erosion and pollution control.
- c) Geotechnical testing (density testing, proctors, sieve analysis, etc.) that is redone due to initially failed test results. Coordination of all testing to be the responsibility of the contractor.

1.0 General

.1 Mobilization / Demobilization (Pay Item No. 1.1) Price based on Lump Sum

Measurement for payment for this item shall be based upon the completion of the entire pay item as a Lump Sum Pay Unit, complete, in accordance with the requirements of the Contract Documents.

This item includes the obtaining of all permits; moving onto the site of all plant and equipment; furnishing and erecting plants, temporary buildings, and other construction facilities; and implementing security requirements; all as required for the proper performance and completion of the Work. This item also includes demobilization of the above. Mobilization shall include the following principal items:

- a) Moving on to the site of all Contractor's plant and equipment required for operations
- b) Providing all on-site communication facilities, including radios and cellular phones
- c) Obtaining all required permits
- d) Having all WCB required notices and establishment of safety programs
- e) Having the Contractor's superintendent at the job site full time
- f) Submitting initial submittals

Payment for this item shall be made at the lump sum amount tendered for this item in the Schedule of Prices, with 50% payable after mobilizing to the site and 50% payable after demobilization.

.2 Location of Works / Project Layout (Pay Item No. 1.2) Price based on Lump Sum

This item includes locations of any and all underground works whose location is required to be known during construction. In addition, full survey layout as required for construction.

Payment for this item shall be made at the lump sum amount tendered for this item in the Schedule of Prices

.3 2.5m Tall Black Chainlink Fence & Gates (Pay Item No. 1.3) Price based on unit rate

This price shall include materials, base preparation, forming, jointing, reinforcing, finishing, curing, footings and sleeves, connections, and all work incidental to the completed installation.

Payment for fences will be made at the unit price per linear metre per fence type shown in the Tender Form. Linear measurement will be made from the center of the applicable fence post.

.4 Stairs & Handrails (Pay Item No. 1.4) Based on Lump Sum

Payment for stairways and handrails will be made at the unit price shown in the Tender Form. The price shall include materials, supply, base preparation and all work incidental to the completed installation. Payment for import fill, excavation, subgrade preparation, subbase and base materials will be made at the lump sum amount as shown in the Tender Form.

.5 Construction Fencing (Pay Item No. 1.5) Based on Unit Rate

Payment for the supply and installation of the construction fencing shall be made at the price per linear metre as shown in the Tender Form. Measurement will be made along the surface of the ground for the length of fence installed. Payment for these items will be made at a unit rate and shall include all labour, equipment and materials required for the installation as per the contract drawings.

2.0 Storm Sewer

The Contractor will note that the tendered price for all items specified in this section will include but not be limited to the following:

- (a) materials
- (b) excavation
- (c) dewatering
- (d) bracing & sheeting
- (e) bedding
- (f) pipe installation
- (g) backfill with native material
- (h) maintenance

Payment will not be made as a separate item for excavation, backfill and work applicable thereto required at any structure specified in this section. The cost of such work shall be included in the applicable prices for the various structures shown in the Tender Form.

Tender quantities are based on the allowable trench width limits as shown on the Civil Drawing, with allowances for site conditions. Placement of import granular fill beyond these limits will be at the Contractor's expense where the Contractor employs methods that excavate beyond these limits without prior authorization from the Engineer.

.1 Piping and Fittings (Pay Item Nos. 2.1 and 2.2) Price base on unit rate

Payment for piping and fittings, will be made at the unit price per linear meter shown in the Tender Form for the various sizes and class of pipe. Measurement will be made horizontally along the centreline of the installed pipe, including fittings, from centre-to-centre of manholes or to the end of the pipe, whichever is applicable. This price shall include materials, excavation, dewatering, bracing & sheeting, bedding, pipe installation, backfill with native material, video inspection and maintenance, testing as specified, and all work incidental thereto except those items for which payment is specified additional to that for gravity sewer pipe.

.2 Catch Basins (Pay Item No. 2.3) Price based on unit rate

Payment for catchbasins will be made at the unit price as shown in the Tender Form for the specified type of catchbasin. This price shall include materials, installation, brickwork, concrete, grouting, adjustment to grade and all work incidental thereto.

.3 Sandbag Headwall (Pay Item No. 2.4) Price based on unit rate

Payment for sandbag headwalls will be made at the unit price per headwall as shown in the Tender Form. This price shall include materials, preparation and placing of the headwall and all work incidental thereto.

.4 Connect to Existing (Pay Item No. 2.5) Price based on unit rate

Payment for connection to the existing storm system will be made at the unit price shown in the Tender Form for the specified type of connection. This price shall include excavation, materials, installation, fittings, adjustment to grade and all work incidental thereto.

.5 Ditch Grading (Pay Item No. 2.6) Price based on unit rate

Payment for ditch grading will be made at the unit price per linear metre shown in the Tender Form. Linear measurement will be made along the centreline of the regraded ditch. This price shall include all earthworks and all work incidental to the completed installation.

3.0 Earthworks, Surface Works, & Misc.

.1 Clearing & Grubbing (Pay Item No. 3.1) Price based on unit rate.

This item includes removal and disposal of all trees, tree clusters, stumps, bushes, organics, and other items within the construction limits, as shown or described on the Plans, to a depth of 150mm. This price shall include materials, and all work incidental thereto.

Payment for this item will be made at the listed unit rate.

.2 Stripping & Common Excavation (Pay Item No. 3.2) Prices based on unit rate

This item includes stripping & common excavation and removal of material of whatever nature, to the approved subgrade, as shown or described on the Drawings, or required to complete the Project.

Payment for these items will be made at the unit price tendered on the Schedule of Prices.

.3 Base Course (Pay Item No. 3.3) Price based on unit rate

Payment for base course will be made at the unit price per **tonne** shown in the Tender Form. This price shall include materials, materials handling, placing, watering, shaping, compacting, compaction testing and all work incidental thereto. Payment by cubic metre will be based on the volume used on the construction between the existing

.4 Sub-Base (Pay Item No. 3.4) Price based on unit rate

Payment for sub-base course will be made at the unit price per **tonne** shown in the Tender Form. This price shall include materials, materials handling, placing, watering, shaping, compacting, compaction testing and all work incidental thereto. Payment by cubic metre will be based on the volume used on the construction between the prepared sub-grade and the base course. Cross sections of the fill area will be taken every 15 metres or at such lesser interval as the Engineer may deem necessary.

.5 High Fines Surfacing Aggregate (Pay Item No. 3.5) Price based on unit rate

Payment for this item will be made at the unit price per cubic meter shown in the Tender Form. This price shall include materials, materials handling, placing, watering, shaping, compacting, compaction testing and all work incidental thereto.

.6 Cart Path Material (Pay Item No. 3.6) Price based on unit rate

This item is for all costs associated with installing Cart path material to the design elevations and will be measured by the **cubic** meter of material placed all in accordance with the civil drawings. Work includes supplying, placing, watering, and compacting the material to design grades and thicknesses. Payment for this item will be made at the unit price listed on the Schedule of Prices.

.7 Acrylic Court Surface (Pay Item No. 3.7) Price based on unit rate

Payment for Acrylic Court Surfacing will include all cost associated with supplying and installing the acrylic and paint layers as described in the design drawing. This price shall include all materials, application, curing, and all work incidental to the completed installation.

.8 100mm Topsoil & Seed (Pay Item No. 3.8) Price based on unit rate

Payment for topsoil and seed will be made at the unit price per **square** metre of material incorporated into the work as shown in the Tender Form. This price shall include materials handling, supply, loading, hauling, placing, grading, application of fertilizers, spreading of seed, maintenance, watering, shaping, and all work incidental thereto.

.9 Subgrade Preparation (Pay Item No. 3.9) Price based on unit rate

Payment for the subgrade preparation will be made at the unit price per square metre shown in the Tender Form. This price shall include scarifying, windrowing, watering and dewatering, shaping, compacting, proof rolling and all work incidental thereto. No additional payment will be made for reworking the subgrade because of damage from weather conditions.

.10 Non-mountable Curb and Gutter (Pay Item No. 3.10) Price based on unit rate

Payment for curbs will be made at the unit price per linear metre per curb type shown in the Tender Form. Linear measurement will be made along the centreline of the curbs. This price shall include materials, base preparation, forming, jointing, reinforcing, finishing, curing, curb and all work incidental to the completed installation. Payment for granular base materials will be made at the unit price per material type shown in the Tender Form.

.11 Concrete Sidewalk around Pickleball Court (150mm Thick) (Pay Item No. 3.11) Price based on unit rate

Payment for sidewalks and slabs will be made at the unit price per square metre shown in the Tender Form. The price shall include materials, base preparation, and all work incidental to the completed installation. Payment for this item will be made at the unit price shown in the Tender Form.

.12 Concrete Sidewalk (100mm Thick) (Pay Item No. 3.12) Price based on unit rate

Payment for sidewalks and slabs will be made at the unit price per square metre shown in the Tender Form. The price shall include materials, base preparation, and all work incidental to the completed installation. Payment for this item will be made at the unit price shown in the Tender Form.

.13 50mm Thick Asphalt (Pay Item No. 3.13) Price based on unit rate

Payment for 50mm thick asphalt will be at the unit price per square metre shown for the various thicknesses and locations shown in the Tender Form. Payment by square metre will be based on the actual area of asphaltic laid. The price shall include final base preparation, supply of aggregate and asphaltic cement, mixing, weighing, transporting, placing, tack coat, compacting, construction joint preparation, adjusting and cleaning frames, covers and lids of all castings affected, taped temporary pavement markings and all other work incidental thereto.

.14 Streetlights, bases, conduit & Wiring (Pay Item No. 3.14) Price based on unit rate

Payment for poles, luminaires, and based will be made at the unit price per specified pole and luminaire type shown in the Tender Form. The price shall include conduit, junction boxes, materials, assembly, installation of the assembly and all work incidental thereto.

.15 Tree Planting (Pay Item No. 3.15) Price based on unit rate

Payment for trees will be made at the unit price shown on the Tender Form for the various species. This price shall include all labour, equipment, watering, maintenance, and material to:

- ship and store trees.
- install root deflecting barrier, if required
- excavate and plant as per specifications.
- fertilize, water and prune trees as required
- replace defective, damaged or non-complying trees

.16 Concrete Wheel Stops (Pay Item No. 3.16) Price based on unit rate

Payment for concrete wheel stops will be made at the unit price per wheel stop as shown in the Tender Form. This price shall include supply of all materials, the placement of the pre-cast concrete wheel stops, installation of rebar anchor, and all work incidental thereto.

.17 Net Posts (Pay Item No. 3.17) Price based on lump sum

Payment for net posts will include materials, fabrication, base preparation, finishing, curing, base sleeves, and all work incidental to the completed installation. Payment will be made as a lump sum shown on the tender form.

.18 Imported Fill (Pay Item No. 3.18) Price based on unit rate

This item is for all costs associated with providing and installing granular fill and will be measured by the cubic meter of material placed, meeting the specifications of Pit Run Gravel, all in accordance with the requirements of MMCD sections 31 05 17.

Payment for all imported fill will be made at the price per cubic meter as shown in the tender form. This price shall include supplying, loading, hauling, placing, compacting imported granular material, disposal of excavated material and all work incidental thereto. Payment will be based on the volume of material actually incorporated into the work unless otherwise approved by the Engineer.

Payment of this item will be made at the listed unit rate as stated in the tender form.

.19 Existing Gravel Road Regrading (Pay Item No. 3.19) Price based on unit rate

This item includes regrading of the existing gravel road, as shown or described on the Plans. This price shall include all work incidental thereto.

Payment for these items will be made at the unit price tendered on the Schedule of Prices.

.20 Street Signs (Pay Item No. 3.20) Price based on unit rate

Payment for street signs will be made at the unit price per sign shown in the Tender Form for the various signs. This price shall include all materials, erection of the sign post and sign and all work incidental thereto.

.21 Handicapped Street Markings (Pay Item No. 3.21) Price based on lump sum

Payment for street markings will be made as a lump sum as shown in the Tender Form. These prices will include all materials, premarking, preparation, application and all work incidental thereto.

4.0 Future Bike Park & Water Service

.1 Clearing & Grubbing (Pay Item No. 4.1) Price based on unit rate

This item includes removal and disposal of all trees, tree clusters, stumps, bushes, organics, and other items within the construction limits, as shown or described on the Plans, to a depth of 150mm. This price shall include materials, and all work incidental thereto.

Payment for these items will be made at the unit price tendered on the Schedule of Prices.

.2 25mm Service Pipe & Tracer Wire (Pay Item No. 4.2) Price based on unit rate

Payment for 25mm PE water service will be made at the unit price per service shown in the tender form based on the actual length of pipe installed. This price shall include supply of materials, pipe installation, installation of hydraulic barrier where required, tracer wire, excavation, disposal offsite of surplus materials, granular backfill, compaction, bedding, testing, flushing, chlorination, and all work incidental thereto.

.3 Corp. Stop & Saddle (Pay Item No. 4.5) Price based on unit rate

Payment for corp. stop & Saddle will be made at the unit price per service shown in the Tender Form. This price shall include supply of materials, installation, excavation, disposal offsite of surplus materials, granular backfill, compaction, bedding, testing, flushing, chlorination, and all work incidental thereto.

.4 Water Meter & Meter Box (Pay Item No. 4.6) Price based on unit rate

Payment for water meter & Meter box will be made at the unit price per service shown in the Tender Form. This price shall include supply of materials, excavation, disposal offsite of surplus materials, granular backfill, compaction, bedding, testing, and all work incidental thereto.

.5 Standpipe & Valve (Pay Item No. 4.7) Price based on unit rate

Payment for the installation of standpipe & valve will be made at the unit price as shown in the Tender Form. This price shall include the materials, installation and backfill with import granular fill to subgrade, compaction and all works incidental thereto.

.6 Class 300 Excavator & Operator Time (Pay Item No. 4.7) Price based on unit rate

Payment for this item will be made at the unit price as shown in the Tender Form based on hours of operator use needed by the bike park designer. This price shall include the onsite storage, fuel, maintenance, and operator time as needed to assist the bike park designer. Mobilization and demobilization of this item is to be included in pay item 1.1.

END OF SECTION