

**BARRY BRYAN
ASSOCIATES**

Architects
Engineers
Project Managers

Addendum No. 1

Page 1 of 4

Project No.: 18811

Date: June 28, 2019

Project: Parkview Seniors Expansion, 165 King Ave, East, Newcastle

The following information supplements and/or supersedes the bid documents issued on June 05, 2019

This Addendum forms part of the contract documents and is to be read, interpreted, and coordinated with all other parts. The cost of all contained herein is to be included in the contract sum. The following revisions supersede the information contained in the original drawings and specifications issued for the above-named project to the extent referenced and shall become part thereof.

QUESTIONS

1.1 Question: Please provide Geotechnical Report.

Answer: *Please see attached draft bore hole logs. Finalized report will be issued later. Soil report to be confirmed with structural engineer.*

1.2 Question: To confirm will we be receiving specifications for concrete forming, cast-in place concrete, concrete finishing?

Answer: *All concrete is to be as per our structural drawings. Concrete compressive strength is to be 25MPa at 28 days, maximum aggregate size is to be 20mm, slump to be 75 millimeters maximum. All exposed concrete is to have air entrainment of 6-7 percent.*

1.3 Question: To confirm will we be receiving specifications for site work items?

Answer: *The specs for civil items are provided on the drawings.*

1.4 Question: Please provide specifications and schedule for door hardware.

Answer: *A cash allowance will be designated to this item. (to be confirmed)*

1.5 Question: Referring to the drawings, drawing A206 shows vanities in the unit washrooms, however under the millwork section drawings, we did not see an elevation or section for this item. Please advice.

Answer: *Unit washrooms to have Vanities with sink (18"x36") -No drawers. Details to be provided later.*

1.6 Question: Please provide panel schedules for units and house.

Answer: *Refer to Drawing E1.9. Final panel design and circuiting by Master Electrician under base contract.*

1.7 Question: Please provide Lighting schedule specifications.

Answer: *Refer to attached for lighting specifications. This update will be include in the construction set along with any permit comments from the building department.*

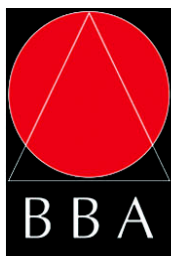
1.8 Question: Please provide FF and BB Heater specifications

Answer: *Refer to attached for FF and BB Specifications. This update will be include in the construction set along with any permit comments from the building department.*



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- 1.9 Question: *Please provide main incoming service details.*
- Answer: Refer to Drawing E1.9. Offer to Connect and final servicing not yet confirmed. Contractor to price as shown until an OTC is received.**
- 1.10 Question: *In regards to the distribution Riser The drawings show 36 metres and the building has 37 Suites. Please confirm.*
- Answer: There is 37 suites. Contractor to provide a 7th meter stack to accommodate the 37th meter. This update will be include in the construction set along with any permit comments from the building department.**
- 1.11 Question: *The drawings show 1200 amp disconnect to refeed existing building. Please clarify (more info needed on refeeding existing building) route of feeders, electrical room location, demo of existing transformer and feeders etc.*
- Answer: Contractor to provide \$30,000 cash allowance for this item. It is currently proposed to Elexicon (Veridian) to reuse the existing conduit bank and feed the existing building from the outside (existing situation) rather than through the building. This item is still not confirmed.**
- 1.12 Question: *can you please have the engineer look in to the wire sizes for the distribution. They should be going off the 75 degree column not the 90 degree. (Code changed a while ago)*
- Answer: Contractor to provide pricing based on wire sizes as shown as they are currently subject to change until the OTC and ESA Plans review have been completed. This update will be include in the construction set along with any permit comments from the building department.**
- 1.13 Question: *Please provider specification for range hoods*
- Answer: Range hood to be selected w/ owner + contractor.**
- 1.14 Question: *Please confirm the baseboard required for the suite washrooms as it is unclear on the room finish schedule. Would it be tile base to match the porcelain floor tile, MDF wood or runner base.*
- Answer: 3-1/2 " tile base to match floor tile with a top shluter trim**
- 1.15 Question: *Please confirm the type of showers required (are they to be fiberglass or tiled shower areas), as the drawings do not specify.*
- Answer: Showers to be fiberglass 3'x4' with grab bars as per attached Specifications - or approved equal**



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- 1.16 Question: Referring to architectural elevation drawing A302, are the short railings shown on the doors G04B just decorative, or are they acting as a guard? (are these windows or sliding doors on these units?)
- Answer: **G04B to be Sliding Windows. Exterior guard/railing to be replaced with interior tempered glass guards.**
- 1.17 Question: If they are acting as a guard, we need a detail showing the height of the door sill from the floor, as this may act as a step making the railings climbable.
- Answer: **The window sill is at 778mm from finish floor. A non climbable glass guard to be installed from inside. Windows to have both panels operable.**
- 1.18 Question: The regular Juliet balconies appear to be mounted onto EIFS panels. If this is the case, we need some kind of blocking so that our bolts don't pull the brackets through the EIFS panels.
- Answer: **Mounting Plates to be attached to pre-fab wall panel studs. Plates will be embedded in to the EIFS wall panel assembly. See detail 4/A511. Blocking to be provided as required. Additional details will be provided later.**

Please find attached:

- 1. Draft Borehole Logs**
- 2. Electric heater schedule**
- 3. Lighting Spec.**
- 4. Shower spec.**



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