

SKEENA TERRACE MAINTENANCE HOUSE
2408 CASSIAR STREET VANCOUVER BC

ADDENDUM No. 2

24 July 2008

The following items are change to the Tender documents:

1. Change Wall Type 2, "firewall", as noted on revised architectural drawings A2.0 and A3.0 (revised 6/27/08), and new detail drawings D1.0 / D1.1, attached here.
2. Exterior trim boards are to be James Hardie fibre-reinforced cement boards: Smooth trim, 1" thick x 5.5" wide.
3. Soffits are to be fibre-reinforced cement, non-vented and vented, ¼" thick, with smooth texture.
4. Strapping for the cladding is to be ½" x 3" p.t. plywood.
5. The existing construction fencing will remain for the duration of this project at Contractor's discretion.
6. Delete landscaping, including the east wood fence and gate, the west (front yard) planting, including the 6" topsoil, the new asphalt driveway, unit pavers and grass repair to the south. This work will be included under the adjacent Skeena Terrace Commemoration Park landscaping contract and will be coordinated with the Maintenance House construction schedule.
7. There is a discrepancy on drawings re grade elevations; refer to detail D2.1 Site Survey Information, attached here, for accurate elevations.
8. Refer to drawing A4, Wall Section and D4, noting Wall Type 6. On the interior, delete GWB sill at top of rigid insulation and extend studs and vertical GWB to u/s structure. No rigid insulation above the concrete portion of the wall is required. On the exterior, delete cement protection board and paint concrete where exposed at foundation wall. The drainage composite mat below grade is to be by Tremco, Layfield Industrial Fabrics, Superseal SuperDrain, or equivalent.
9. Attic insulation to be fiberglass batts.
10. Minor demolition and patch and repair will be required at existing concrete retaining wall adjacent Grids 1 + B, to allow for the new footing there.
11. Refer to Structural addendum drawings, attached here (8 pages).
12. Electrical items:
 1. The fire alarm requires transponder, auto dialer and dedicated phone line. The contractor is required to make sure that all items are supplied with the fire alarm system; the communication spec indicates the requirement for a conduit for the wiring therefore the contractor will be required to supply the conduit to the fire alarm panel. If the contractor is also doing the communication wiring then they will need to supply the dedicated communication line (or lines depending on local authority) for the off site alarm monitoring. If the communication wiring is being done by a separate contractor, that contractor is responsible for the communication wiring to the fire alarm panel. The Owner will be responsible for the monitoring company.
 2. The use of armoured cable (BX or A/C 90) is acceptable inside the walls as the drops for the receptacles and switches. Conduit needs to be used for a riser and

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- inside the ceiling space and walls. Connectors and couplings for all metallic conduits can be zinc or alloy. Typical for all conduit.
3. Conduit for the riser and in the ceiling space typically will be required. If the drop to the communication drop is a straight drop and a pull string from the conduit to the outlet can be installed, then conduit in the wall may not be necessary
 4. Since we are dealing with existing services by Telus, Shaw, and Hydro, please clarify who is responsible for removing the wiring in the existing conduits and then replacing the wiring once the conduits have been re-routed. Coordination between the contractor and the utility suppliers is the responsibility of the contractor. This would include (but not be limited to) getting BC Hydro to remove the existing cable from the transformer and to re install to the new service disconnect, then conduit installed by the contractor allowing BC Hydro to reinstall the cables as soon as possible. This will require coordination to prevent the buildings from being without power except for a very short duration. Shaw and TELUS will need to be coordinated in the same manner.
 5. A fire alarm Annunciator will be required for the main entrance, as required by Code.
 6. The "300" amp disconnect noted on the drawing should read 200 amps; the disconnect must stay as a rated service entry disconnect.
 7. The Fixture Legend on drawing E1, fixture "to be determined by Architect", should be a 1 X 4 -2 lamp T8 surface luminaire with a wrap style lens, locations as shown on reflected ceiling plans, except four not six fixtures would be required at Lunch 204. Note that emergency lighting must come on if the luminaires circuits are disconnected in that area.

(15 ages total)

End of Addendum