



PROCUREMENT SERVICES

**CITY OF SURREY, SURREY CITY HALL
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ADDENDUM No. 1

REQUEST FOR QUOTATIONS No.: 1220-040-2024-034

TITLE: SURREY SPORT AND LEISURE COMPLEX - CHILD MINDING PLAY SPACE AND MULTI-PURPOSE ROOM RENOVATION

ADDENDUM ISSUE DATE: SEPTEMBER 27, 2024

REVISED DATE: PREFER TO RECEIVE SUBMISSION ON OR BEFORE OCTOBER 10, 2024.

INFORMATION FOR APPLICANTS

Applicants are advised that Addendum No. 1 to 1220-040-2024-034 is hereby issued by the City. This addendum shall form part of the contract documents and is to be read, interpreted and coordinated with all other parts. The following information is provided to answer questions raised by Applicants for the above-named project, to the extent referenced and shall become a part thereof. No consideration will be allowed for extras due to the Applicants or any sub-contractor not being familiar with this addendum. This Addendum No. 1 contains twelve (12) pages.

REVISED DATE:

Delete Section 3 in its entirety and substitute with Section 3 below:

“3. DATE

The City would prefer to receive Applications on or before October 10, 2024 (the “Date”).”

ADDITIONAL SUPPLEMENTARY SPECIFICATIONS:

The following specifications as attached to this addendum are hereby added to Schedule B – Appendix 2 – Supplementary Specifications – (Project):

- SSLC - Specifications – Aluminum Glazing Systems.pdf
- SSLC - Specifications – Glazing.pdf

Drawings may be viewed and/or obtained at the Managed File Transfer Service (MFT) link noted below. Printing will be the sole responsibility of the Contractor. In the URL, or address field at the top, enter the following address: <https://mft.surrey.ca/> and hit "enter".

Enter "surreybid" as the Username, "Welcome" as the password and then click "Login".

<https://mft.surrey.ca/>

Login ID: surreybid

Password: Welcome

Folder: 1220-040-2024-034

CLARIFICATIONS:

1. Refer to the attachment SSLC - Drawings - Electrical - Issued for Tender and replace and add the following notes:

1. REFERENCED DRAWING E100 – SECURITY AND ACCESS CONTROL

- a. Please allow for power and delayed egress on exit gate at outdoor play area exit. Local alarm required when gate is unlatched for 30 seconds.
- b. Delete note C. All security will be allowed for under this contract but will be done by CoS preferred Contractor, 4th Utility. The access control system is RBH Axiom 5 with HID MultiClass readers.

4th Utility
Attention: Navin Naicker
Email: nnaicker@fouru.com
Mobile #: 7782318139

2. REFERENCED DRAWING E100 – PROTECTION OF MANUAL PULL STATIONS

- a. For note C – allow a STI 1100 protective cover over manual pull stations.

2. Refer to the attachment SSLC – Specifications – Architectural – Issued for Tender, Section 10 05 00 – Miscellaneous Specialties and add the following clause:

2.3 Outdoor Playground Surface

1. Add Outdoor playground surface tiles equal to Armorguard 'EPDM Series' tile (Colour as selected by Architect from standard range of colours)
2. Tile Size 600mm x 600mm x 25mm thick.
 - a. Do not cut tiles from original size
3. Include continuous EPDM transition threshold at perimeter in area noted on drawings. From 0mm to 25mm.
4. Provide for all underlayment, adhesives including pinned tile joints to prevent slippage
5. Supplier contact:
Armour rubber Flooring
Unit 100 8601 Glenlyon Pkwy
Burnaby, B.C V5J 0B6
604.620.3160

QUESTIONS AND ANSWERS:

GENERAL

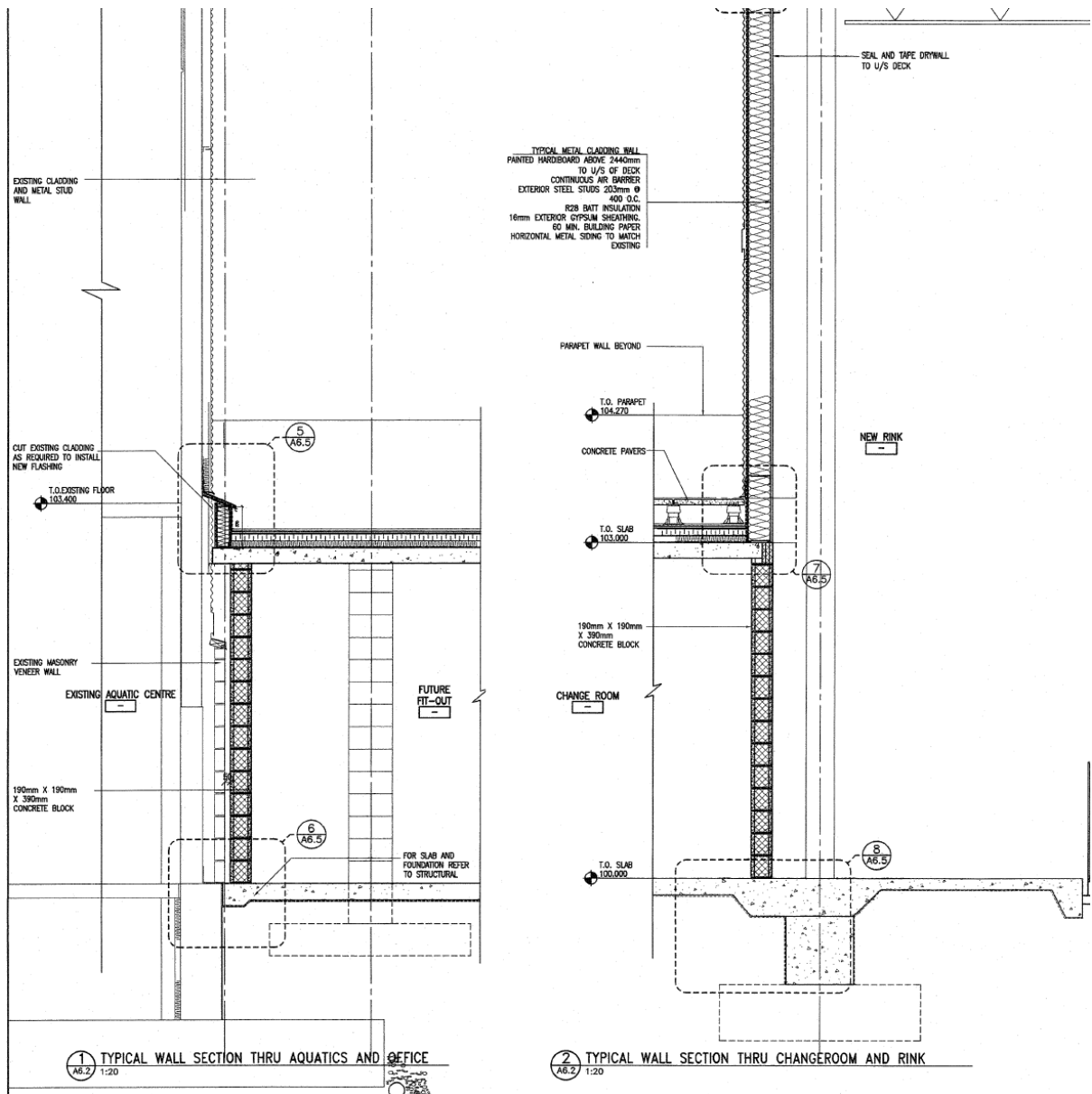
Q1. Please provide the project start and expected completion dates.

- A1. Project site is available immediately and the City expects the Contractor to complete as soon as possible – Preliminary Construction Schedule outlined in Schedule C – Form of Quotation shall be included in detail.**
- Q2. Please confirm if the work is to be done after hours.
- A2. The work can be performed during regular working hours.**
- Q3. Please confirm that a bid bond is not required.
- A3. Bid bond pricing requested under separate price.**
- Q4. Please confirm the furniture is to be removed by the City.
- A4. Any furniture that is not bolted or screwed down or to the walls will be the City's responsibility to remove.**
- Q5. Please confirm if the back of the building parking area (adjacent to the work location) is available for the Contractor's use for the duration of the project and advise of any limitations.
- A5. The back of the building will be accessible for parking and unloading of materials. Consideration must be taken for deliveries as it is a loading zone. There will be approved parking at the back of the building parking area.**
- Q6. There is a spec for fire extinguisher with a recessed cabinet. Please advise location(s) required.
- A6. Fire extinguishers are not required for the project.**

ROOFING

- Q7. On the bid form for the Optional pricing document for roofing – it is noted “the roofing portion of this project cannot be sub-contracted and must be completed by the Bidding Contractor's own forces”. Is this to say that this will be a separate tender for roofers? Or is this a mistake and the Contractors should continue to price this work?
- A7. The City would like all General Contractors to bid on the play space roofing replacement as a separate price on the bid forms. The entire re-roofing of the facility is being planned. This work is to remove the play area from a future re-roofing work scope. Roofing specifications calls for RCABC member as the only requirement for roofing trades. Contractors should list their roofing sub-contractor in SCHEDULE C – FORM OF QUOTATION.**
- Q8. The optional roofing price is a bit unclear. Is the intent to replace the roof area in the drawing with a new roof and the work is to be incorporated into the project? There's a bid form specific to the roof replacement with a different contact person. Are Contractors to submit this form with the bid and to include the Project Lead?
- A8. This is accurate. The intent is to have the roofing as an optional price as the funding for this portion of the work is not confirmed at this time. Prices from qualified roofing Contractors should be submitted to the bidding General Contractors in case the City decides to include this scope of work. It is intended to be managed under a single General Contractor.**

- Q9.** The attachment SSLC - Drawings - Architectural - Issued for Tender, Detail 1 / A3.02 notes 'Roof Membrane Replacement by Others', and notes 'Weld new Single ply Roofing Patch to Existing Roof Membrane'. Please confirm the extent of roofing that the Contractor need to include in our base bid and provide any required specifications.
- A9.** **Please refer to the attachment - Optional Pricing - SSLC - Specifications - Appendix B Roof Specifications for the extent of roofing replacement and repair work. New patches and tie-ins to the existing roof membrane are to be completed by a qualified roofing Contractor.**
- Q10.** Please provide roofing drawings with defined scale – all are listed not to scale
- A10.** **The Contractors are responsible for measurements of any work areas. The scale of any drawings or details provided by the Consultants are not to be used for project cost estimates unless specifically noted therein.**
- Q11.** Please confirm the slab-to-slab height for this project. On the exterior elevations the exterior façade scales as 20'; but this would include the parapet. I suspect slab to slab is around 18'; but could Contractors get that verified?
- A11.** **The ground floor slab is noted at 100.00m to the underside of the second-floor roof deck, with a height of 3.00m. The Contractor should verify all site and existing conditions where work is occurring, including the underside of the roof. Please refer to existing roof section provided below:**



Q12. Referring to SSLC - Drawings - Architectural - Issued for Tender, Sheet A3.02, Detail 1: Can you clarify the note “by others”? Confirming that the Contractors are including all roofing scope in our bid?

A12. This note is an error, the City decided to include the roofing replacement work in this contract. The notes by others will be removed from the drawings.

Q13. Please confirm if a new drainage mat under the entire paver area needs to be installed.

A13. A drainage mat is required over the new membrane in all areas where the overburden coverage would prevent open drainage flow. This would include areas where plywood sheathing, insulation, or pavers are installed directly over the roof level. The mat should be cut out for pedestal bases.

PLUMBING AND HVAC

Q14. The attachment, SSLC - Drawings - Architectural - Issued for Tender, Sheet A3.00 notes a new recessed enclosed hose bib – please confirm plumbing location. Please provide details on the bib.

A14. Domestic cold water is in the mechanical room adjacent to the renovation space.

Q15. Please confirm if the hose bib behind the door shown on the attachment SSLC - Drawings - Architectural - Issued for Tender, Sheet A3.00. is existing and if Contractors are just replacing the existing hose bib with new. Or if Contractors have to run new plumbing. Contractors will need plumbing drawings if new plumbing is required.

A15. New plumbing is required to add a new non freeze hose bib. Plumbing drawings were not provided for this work. The qualified plumbing sub-contractor is required to pull a trade permit for this and other plumbing work.

Q16. Please confirm there will be plumbing and HVAC drawings being issued.

A16. There is minimal plumbing and HVAC work required on this project. The extent of work is outlined in the attachment SSLC - Drawings - Architectural - Issued for Tender includes:

- **The addition of a new NFHB to the exterior wall.**
- **Identify closest DCW supply line for use.**
- **The replacement of toilets and vanity sink in washroom 251.**
- **A replacement of a double sink in the lower corner of the activity centre.**
- **A new aluminum vent for the dryer including hook up for DCW to the washer and drain to existing drain in mechanical space.**

This work is to be included in the part of Quotation.

Q17. Please provide clarification on the “vent strip” at the two enclosures. Any specific product to use?

A17. The vent enclosures are required to be vented. A continuous or round metal soffit vent will be installed to suitably vent the enclosure. Carry 4 x 100mm diameter vents per enclosure.

Q18. Please clarify the detail for the vent enclosure. The attachment SSLC - Drawings - Structural - Issued for Tender, Sheet S102, Detail 4 doesn't align with the attachment SSLC - Drawings - Architectural - Issued for Tender, Sheet A3.01, Detail 2.

A18. The requirement for the attachment SSLC - Drawings - Structural - Issued for Tender, Sheet S102, Detail 4 is to inform the framing of the architectural vent enclosures. These drawings and details are aligned.

Q19. Referring to the new laundry setup in the attachment SSLC - Drawings - Architectural - Issued for Tender, Sheet A3.00. During the site visit, there was no drainpipe in the designated laundry location. The nearest options are either the existing washing station or the mechanical room, but in both cases, Contractor would need to cut the slab to run a new drainpipe for the laundry. Could you please advise on the best course of action for this situation?

A19. The Contractor to include in their bid the drain lines connections and penetrations through the slab including any repairs and fire stopping and connection to existing drainage lines below within the vicinity of the daycare space. + / - 15'

ARCHITECTURAL AND SPECIFICATIONS

Q20. The attachment SSLC - Specifications - Architectural - Issued for Tender, Section 06 20 00, Part 1.6.2 notes a separate price for AWMAC inspection. Is this required with our submission?

A20. Please remove the requirement for AWMAC guarantee separate price. Millwork to be built to AWMAC standards.

Q21. There's an existing roll shutter near the wash station sink on the interior. Please confirm if it is to remain. The drawings do not specify the outline in detail.

A21. Existing roll Shutter to remain in place.

Q22. The reflected ceiling plan seems to only ask for 2 new ceiling tiles. Please confirm.

A22. Please remove ceiling tiles from the work scope.

Q23. Specified aluminum fence supplier (Superior Aluminum) don't seem to be interested in this project – outlining the cost issues. Please confirm if the Contractors can engage to a local aluminum fencing Contractors to provide quotes?

A23. The fence height, non-ligature, non-climbability as well as egress door are required for compliance to childcare facilities / building code requirement. The fence specification is performance based and supplier / manufacturer can be used to supply and install this fence.

Q24. Please provide clarification on the fence gate hardware. Specifications are a bit ambiguous. The door operates as a rime exit device with delayed egress.

A24. Please refer to the attachment SSLC - Specifications - Architectural - Issued for Tender, Section 08 71 00 Door Hardware. The fence construction would need to be coordinated with the fence manufacturer and include coordination and installation of hinges and closers and exit device.

Q25. Please confirm the height of the aluminum fence. Different drawings call for different heights.

A25. Height is fence is 2438mm above paver deck elevation. All other dimensions will be updated to 2438mm for IFC.

Q26. Please confirm the intent for existing pavers. There is one area that is highlighted to be re-used, but the rest seem to be unshaded – are all the unshaded areas to be replaced with the new porcelain pavers?

A26. Any pavers that are salvageable shall be reused for a cost saving measure.

Q27. Please provide specifications for the rubber pavers as shown on the floor plan. Or please confirm that the entire area is to be as per the porcelain tile specification.

A27. Porcelain pavers to be carried throughout exterior decking. Exterior rubber tiles are intended to be interlocked and laid over porcelain pavers.

Q28. Please confirm the exterior rubber tile specification.

- A28. Please refer to the Clarifications - Clause 2.3 Outdoor Playground Surface for specification.**
- Q29.** Requesting further information on the aluminum awning. The floor plan shows a lightweight aluminum awning, but the attachment SSLC - Drawings - Architectural - Issued for Tender, Detail 3 / A4.00 calls it an enclosure. Could you please advise if this is an enclosure and provide further details if the Contractors is required to build an enclosure.
- A29. The awning is a stretched fabric on a lightweight aluminum frame. It is not an enclosure. The awning is mounted above the glazing and the door secured to the existing exterior wall. Please refer to the attachment - SSLC - Specifications - Architectural - Issued for Tender - Section 10 05 00 Miscellaneous Specialties.**
- Q30.** Referring to SSLC - Drawings - Architectural - Issued for Tender- Sheet A3.01 show a double layer of plywood under the vent enclosure, but the note only calls for 13mm plywood. Is the project allowing for one or two layers of 13mm plywood? Is this required only under the vent enclosures or everywhere under the pavers? Detail 1 shows plywood but none noted.
- A30. This plywood 1219 x 1600 s under the vent enclosures only. The plywood indicated on the bench detail will be removed.**
- Q31.** Please provide a specification for the new curtain wall.
- A31. Please refer to the attachment - SSLC - Specifications – Aluminum Glazing Systems and SSLC - Specifications – Glazing.**
- Q32.** Please clarify the Activity Area backsplash as it has conflicting notes in the attachment SSLC - Drawings - Architectural - Issued for Tender showing PT-1 and SD-1.
- A32. PT 1 is the paint finish on the wall surface and SD-1 is the applied Solid surface backsplash at the activity areas millwork. The extent of SD-1 material will follow the countertop to the millwork end.**
- Q33.** Please provide more information for hardware set specifications.
- A33. Please refer to the attachment SSLC - Specifications - Architectural - Issued for Tender - Section 08 71 00 door hardware. Page 8 / 9 contains project hardware sets.**
- Q34.** Door 226a material is listed as Hollow Metal, but the 'remarks' section of the door schedule notes it as a wood gate. Please confirm the intent is for a wood gate.
- A34. Gate is to be wood per detail 5/A3.03. Reference to Hollow Metal shall be corrected to wood.**
- Q35.** The drawings don't call for any new hardware on the existing door other than card access controls, however the spec calls for an ADO. No power noted on the electrical drawings for an ADO.
- A35. Please refer to the attachment SSLC - Specifications - Architectural - Issued for Tender, Section 08 71 00 Door Hardware and Section 08 72 00 Automatic Door Operators for details.**
- Q36.** As for washroom door, the specification calls for an ADO, but nothing is noted on drawings.

A36. Please refer to the attachment SSLC - Specifications - Architectural - Issued for Tender, Section 08 71 00 Door Hardware and Section 08 72 00 Automatic Door Operators for details.

Q37. Please provide a specification on the new washer dryer combo unit.

**A37. Washer: Whirlpool WFW560CHW
Dryer: Whirlpool YWHD560CHW**

FIRE PROTECTION AND ELECTRICAL

Q38. Please confirm if the fire sprinkler engineer will carry out design cost on the project, or should we include for engineering in the bid.

A38. The sprinkler design, engineering and permit application has already been completed. The costs to engineer is not included in the scope of work.

Q39. Please confirm if Contractors are required to carry engineering costs for the sprinkler system or if this has already been accounted for.

A39. The sprinkler design, engineering and permit application has already been completed. The costs to engineer is not included in the scope of work.

Q40. Please provide the list of approved fire protection Contractors for the below mentioned project.

**A40. Approved fire protection Contractors:
1. Viking Fire Protection
2. Fire-Pro Fire Protection
3. Gisborne Group**

Q41. Information on Drawing E100 – Access Control System: General note C is incorrect since Vigilant fire panel is not the security or access control panel, it is only the fire panel. Please provide a picture of the existing secure access system or a manufacturer/model number so Contractors can quote that scope.

A41. Please refer to the clarifications for SSLC - Drawings - Electrical - Issued for Tender.

Q42. Fire alarm devices are not available in a “Child proof” or “Shatter proof” model, so additional covers/protection may be required. Please confirm the specification for the protective cover.

A42. Refer to ATTACHMENT NO. 1 – FIRE ALARM COVER for specification.

Q43. The attachment SSLC - Drawings - Electrical - Issued for Tender, Sheet E010 shows parking lot and other exterior electrical work. Please confirm that Contractors are only to price the work as shown in the hatched area that says AREA OF WORK UPPER FLOOR.

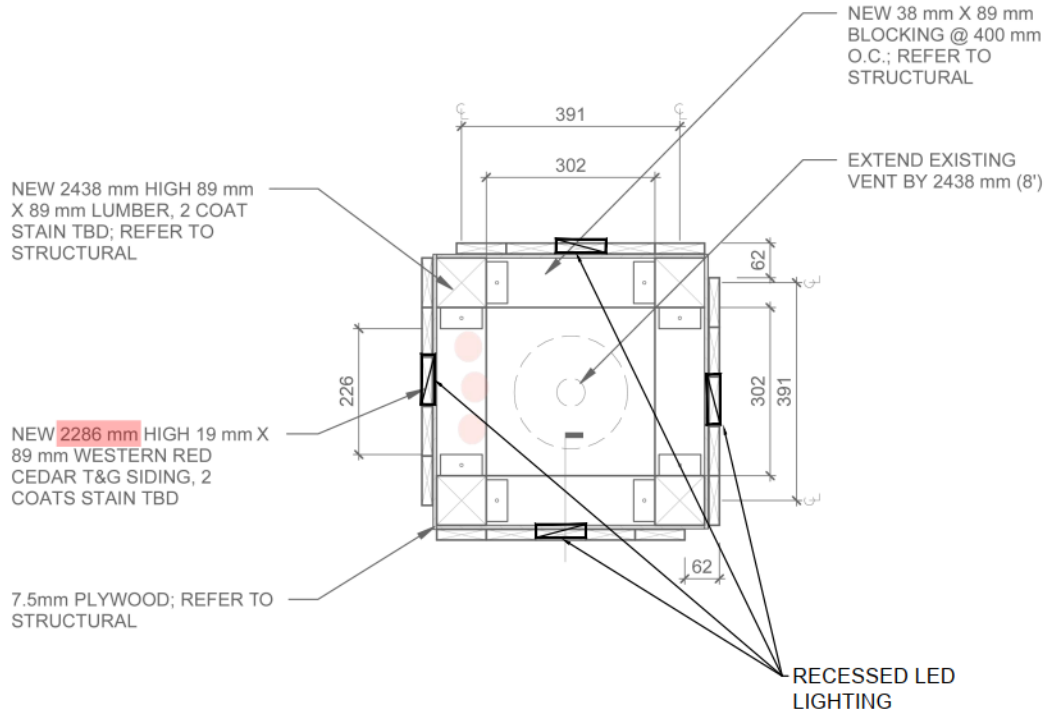
A43. Only the work noted in work upper floor is part of the scope of the work.

Q44. Please provide confirmation on the lengths of Light A. The drawings indicate that the lengths vary.

A44. The light type A is to replace the middle cedar siding on each side of the square. The length of sidings is 2286mm.

Q45. Please clarify the specification of EC mounting on Type A light fixture. Please confirm if it will be a stem mount or surface mount.

A45. The light fixture is to be installed within the cedar sider, so must be surface mount. The closest surface mount length is 1829mm. Please see below:



4
E200

VENT ENCLOSURE- DETAILS AND LED PLACEMENT

SCALE: NOT TO SCALE

ATTACHMENT NO. 1 – FIRE ALARM COVER

STI STOPPER II®



KEY FEATURES

General Information

- Proven effective for more than 40 years in helping stop false fire alarms without restricting legitimate alarms.
- Can be used as a guard against physical damage to a manual pull station, with or without the optional warning horn.
- Three year guarantee against breakage of polycarbonate in normal use (one year on electro mechanical and electronic components).

Design

- Larger sizes and surface mounted pull stations accommodated with STI-3100 conduit spacer.
- Weather models have closed cell gaskets.
- The Stopper II design is a registered trademark of Safety Technology International, Inc.

Construction

- UL Listed to U.S. and Canadian safety standards (also for custom labeling).

Installation

- When covering a pull station outside, UL requires stations to be listed for outdoor use.
- Typical working properties of polycarbonate are -40° to 250°F (-40° to 121°C).

Electronics

- Power source is a 9V DC alkaline battery included on standard Stopper II (remote powered unit available).

Options

- Optional horn has a choice of 95 or 105 dB at one foot.
- Standard red units have "In Case of Fire..." label unless specified with "NR" (no label) or "CR" (custom label).

PRODUCT OVERVIEW

This protective cover has been helping to stop false fire alarms around the world for more than 40 years, without restricting legitimate alarms. All models offer excellent protection against physical damage (both accidental and intentional) and several against severe environments both inside and out. It is ideal for schools, colleges, hospitals, nursing homes, stores, hotels and public buildings of almost every kind where there is a threat of false alarms.

HOW IT WORKS

Stopper II consists of a clear, tamperproof, tough polycarbonate shield and frame, but the line includes models with the option of a piezo horn, spacer and gaskets. The cover accommodates most manual pull stations. When the Stopper II with horn is lifted to gain access to the protected alarm, a piercing self-contained 95 or 105 dB warning horn (at one foot) sounds. Immediate attention is drawn to the area and a prankster will either run or be caught. The cover is connected to the frame by a cable. When the cover is lifted, it drops off of the frame and a horn will sound (models with horn) until the cover is snapped back onto the frame or for the life of the battery.

For more information, call 248-673-9998 or visit www.sti-usa.com.



STI Stopper II®

Dimensions and Technical Information

MODELS AVAILABLE

Stopper II® Models Indoor Use

- STI-1100★ With horn flush mount
- STI-1130★ With horn and spacer
- STI-1200★ Without horn flush mount
- STI-1230★ Without horn with spacer

Weather Stopper® with gaskets (Indoor/Outdoor rated)

- STI-1150* With horn flush mount and gaskets
- STI-1155* With horn surface mount and gaskets
- STI-1250* Without horn flush mount and gaskets
- STI-3150★ Without horn surface mount and gaskets

Accessories

- KIT-316 Louvers for STI-3100
- KIT-H19015 Two 3/32" Allen wrenches
- KIT-M02002 Clear Frame for Stopper II Series
- STI-1102 Replacement horn for cover with alarm
- STI-1280 Backplate
- STI-3002 Weather gasket
- STI-3004 Rigid conduit gasket
- STI-3100 Clear Conduit Spacer
- STI-3104 Clear Conduit Spacer with Gaskets (including STI-3002, STI-3004)

- Add -NR for no label on horn housing
- Add -CR for custom label on horn housing (2 lines/40 characters max. each line)
- Add -FR for French lab

★ Available in a 6-pack (STI-1100 & STI-1130 also in a 12-pack)

APPROVALS & WARRANTY

TESTING

- It has been tested and approved or listed by:
 - UL/cUL Listed No. S2466
 - For fire alarm applications, UL38 requires outdoor listed stations for outdoor use
 - State of California (obtain local fire marshal approval)
 - MEA 49-00-E (STI-1200)
 - Flush models ADA Compliant. Surface models ADA Compliant for operation
 - Weather Stopper® versions designed to meet the requirements of IP64.
 - The indoor/outdoor rated station covers, when mounted on a smooth surface, provide a rain tight seal similar to a 3R enclosure rating.

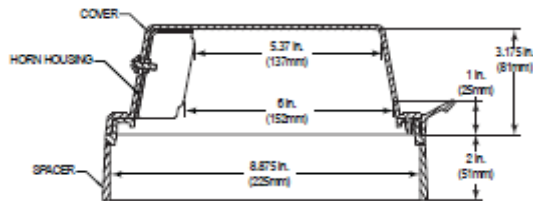
WARRANTY

Three year guarantee against breakage of polycarbonate in normal use (one year on electro mechanical and electronic components).

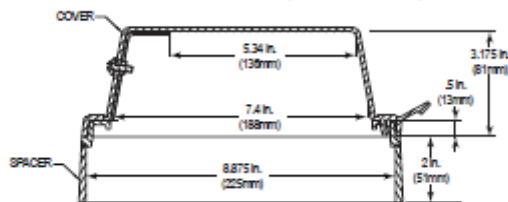
IMPORTANT NOTICE

Stopper II "FIRE" models are intended to be used in areas where the incidence of false fire alarms from manual pull stations is high or has proven to be a serious problem. Any disadvantage of this device is more than balanced when one considers the consequences of false fire alarms, especially if fire service personnel and equipment are responding to a false fire alarm when they are needed for a real fire somewhere else. Add to this the disruption to the facility when false alarms occur. If you have, or may have, a problem with false fire alarms or physical/weather damage to your fire alarm activation devices, the Stopper II could prove invaluable.

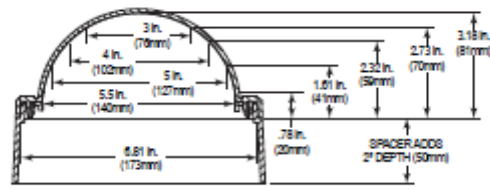
WARNING: ⚠ For RC models: UL Listing does not permit relay contacts to connect to the fire alarm or a life safety function. The power supply for horns, according to UL Listing, cannot be connected to a UL Listed fire alarm system. For electrical specifications see install book. RC models contain one set of Form "C" dry contacts. Contacts rated 30 VAC/VDC 1 amp.



SIDE VIEW
MODELS WITH HORN (STI-1100 Series)



SIDE VIEW
MODELS WITHOUT HORN (STI-3150 Series)



ALL MODELS END VIEW

- EXTERNAL DIMENSIONS:
- Flush 7.2 W x 10.2 H x 3.3 D in. (183x269x84mm)
 - Surface 7.2 W x 10.2 H x 5.6 D in. (183x269x140mm)

	2306 Airport Road Waterford, MI 48327, USA info@st-usa.com www.st-usa.com Tel: 248-673-9898	Taylors House 34 Sherwood Rd., Bromsgrove, Worcs., B60 3DR, England info@st-emea.com www.st-emea.com Tel: +44 (0) 1527 520 999	Unit 7A Lockheed Avenue Airport Business Park Waterford X91 HWF2 Ireland
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Subject to change without notice. 12/23

All Addenda will become part of the Contract Documents.

- END OF ADDENDUM -