



Long Sault Villa
53 Long Sault Drive, Long Sault, ON

TAL-CO Building Innovations
1341-2 Coker Street
Greely, Ontario K4P 1A1
Tel: 613-821-3959
Fax: 613-821-2938

Issue date: June 10/15
Rev. Date: June 11/15
Revision #: 1

ADDENDUM #2R1 - NOTIFICATION

The following modifications and clarifications are to be accounted for when tendering on this potential contract. As well, when entering into the Form of Agreement to do the work, they shall become a part thereof.

Instruction/Clarifications:

1. Please refer to attached Addendum #2 Details (4 pages).

Receipt of this addendum shall be acknowledged when submitting your tender submission. Failure to do so may result in the rejection of your Tender submission.

For questions or further information, please contact the office by e-mail at info@tal-co.com.

End of Addendum Notification No. 2R1



Long Sault Villa Addendum #2 - Details

TAL-CO Building Innovations Limited
1341-2 Coker Street
Greely, Ontario K4P 1A1
Tel: 613-821-3959
Fax: 613-821-2938

Issue date: 10-Jun-15
Revision date: N/A
Revision #: N/A

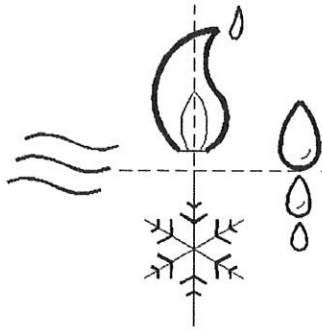
Please find below the response to recently reviewed questions from our sub-trades.

1. Drawing AP.02 shows ground floor wall along Gridline 7 as W4 but Drawing AS-01 shows it as W3a. Please clarify.
 - **This wall should be labelled as W4 on AS-01.**
2. Drawing AP.02 shows stairwell walls as W2 but Drawing AS-01 shows them as W3b. Please clarify.
 - **This wall should have been labeled W3a on AP-02 and AS-01.**
3. Elevation drawings show a roof along the west side of the building above door SG04. Floor plans and Structural drawings do not. Please clarify.
 - **There is no roof along the west wall running from south to north, what is shown is a trim breaking the elevation.**
4. Structural drawings show flush beams for the floor joists and solid blocking below all walls perpendicular to the joists. If the intent of having open web floor joists was to be able to run the mechanical within the joists, this will not work. There will be the need to have bulkheads and/or drop ceilings to conceal any ducts or piping. Please clarify.
 - **Item under review.**
5. Please provide details for the heavy timber Pergola beams, columns and joists at the south Terrace.
 - **Heavy timber Pergolas still under review and will most likely become part of the retrofit work.**
6. Will there be specifications provided for the following?
 - a. Recessed floor grille
 - b. Garbage and laundry chutes
 - c. Flagpole
 - **Specifications for these three item will be provided shortly.**

7. Specification section 09 22 16 Non-load Bearing Steel Stud Systems is listed in the table of contents but there are no such specifications included with the spec package. Please clarify.
 - **There are no non load bearing stud work for this project other than some shaft wall assemblies**
8. Please specify what type of roof vents are required.
 - **Roof vents to be universal roof vent by Duraflo, color to be determined.**
9. Please provide a detail for the exterior walls at the fourth floor bumpouts along Gridline A and Gridline K with respect to the lower roof lines. Will these walls be framed on top of the trusses?
 - **Roofing framing under review by our office and WSP.**
10. Elevation drawings show fibre-cement board siding whereas the Specifications call for EIFS. Please clarify.
 - **Exterior siding will be by Hardie, no EIFS will be applied on this building.**
11. Please provide specifications for the engineered flooring.
 - **Selection for the pre-engineered flooring is under review, finishes as part of separate package.**
12. In the Specifications there is reference to a Door Hardware Consultant. Has there been one chosen or are we to provide a door hardware proposal?
 - **We have no hardware consultant part of the consulting team for this project.**
13. Drawing SP.01 shows unit pavers for the sidewalk whereas Drawing C1 does not. Please clarify.
 - **Following our discussion today, it was concluded that concrete sidewalks should be utilized in accordance with Civil drawings.**
14. Please provide specifications for the Stamped Asphalt.
 - **WSP's Cornwall office does not recommend the usage of stamped asphalt due to maintenance issues during the winter months (i.e. snow removal, ice buildup, etc.), nor was the stamped asphalt WSP's design. We await your instructions if anything further is required from us on this issue.**

15. Are we to reuse Ex.MH50 or is it to be replaced? Also, there is no North Invert identified, is existing inlet to be abandoned?
- **EX. MH 50 is to remain. Add the following existing invert elevation to drawing C1.1: “Inv. N = 82.36 (150mm dia.)”. Also add the following note to the connection between the new 200mm diameter S. Invert connection to EX. MH 50 on drawing C1.1: “Core new opening into existing MH to match elevation noted. Remove and re-bench existing MH for new south inlet in accordance with OPSD 701.021”.**
16. Please advise as to when there will be a Finish Schedule issued.
- **Finishes is being prepared under a separate package and will be distributed within 6 to 8 days.**
17. Drawing AP.01 shows Detail Bubbles labelled X-AS0x , X-AD0x and X-AP0x. Do these details exist?
- **Please disregard all details referenced as X, these will be available for the construction set of drawings.**
18. Plumbing & Piping (Section 8). “Pipe Insulation .1 Piping a) Insulate all hot and cold potable water piping as follows.” This is the ONLY reference to pipe insulation in the entire spec. In the Heat Pump Hydronic Systems specification there is no requirement/specification for insulation. Please advise.
- **See attached letter from the mechanical engineer dated June 8, 2015.**
19. There are no elevator Specifications. Do these exist?
- **Please use the following as a guideline for Elevator requirements. Alternates will be considered.**
 - o Otis Gen2
 - o Passenger elevator (underslung system)
 - o Conventional machine-roomless
 - o Front entrance only
 - o 2500lbs (minimum capacity that will fit a stretcher)
 - o 3000lbs (recommended, larger cab and the hoistway as currently drawn can accommodate)
 - o 200 ft min

End of Addendum No. 2



BEKOLAY & Associates. Ltd.

Consulting Engineers

Request for Information Reply (Revised)

June 8, 2015

Woodman Architects & Associates
4 Beechwood Ave. Vanier, On.

Re: **Long Sault Villa Addition**

BAL: **2014-03**

Attention: **P. England**

In response to RFI-2 issued by Talco on June 2, 2015:

1. Hydronic Piping Insulation:
 - a. Heat pump piping (pump loop P-1 & P-2) is to be un-insulated.
 - b. Heating piping (pump loop P-3) is to be insulated in accordance with the specifications (Section 8)

2. Ductwork Insulation:
 - a. Ductwork is to be insulated as specified only where indicated on the drawings.