

CONTEMPLATED CHANGE ORDER



CONTRACTOR:
Tal-co Building Innovations Ltd.
Suite A, 4728 Bank Street
Ottawa, ON K1T 3W7

PROJ.: Meridian Community
Building Rebuild
PROJ. No.: 1841
DATE: Oct. 31, 2019
C.C.O. No. 032

Pursuant to GC 6.2 – Change Orders in CCDC 2 – 2008, the following items are proposed changes to the contract for this project. Unless noted below, work is not to proceed until authorized by a Change Order. All material and workmanship are to be as described in the contract documents unless otherwise stated. Please submit an itemized quotation for changes to the contract value and/or to the project schedule, within 10 calendar days of the date hereon.

Partners

Barry J. Hobin
OAA, FRAIC, Hon. Fellow AIA

William A. Davis
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32.1 TITLE

Parging at Entry Piers

32.2 REFERENCE

Site Visit Report No. 06

32.3 DESCRIPTION OF WORK

.1 Clean and reparge the damaged areas at the base of the masonry piers at the garage entry as noted in Site Visit Report No. 06.

32.4 ATTACHMENTS

Site Visit Report No. 06

32.5 REASON

Site condition.

A handwritten signature in black ink that reads "Bryan Bonell".

Bryan Bonell

SITE VISIT REPORT



PROJECT:
Meridian Community Building Rebuild

Proj. No.: 1841

CONTRACTOR:
Tal-co Building Innovations Ltd.
Suite A, 4728 Bank Street
Ottawa, ON K1T 3W7

Date of Visit: Oct. 28, 2019
Report No.: 06
Weather: 13°C Partly Sunny
Bldg. Permit No. 1901668

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6.1 STAGE OF CONSTRUCTION

- Irrigation system is installed and operation was demonstrated during site review. Power was being supplied through an extension cord as permanent power was not yet available (photo 02). Outside rain sensor to be installed once exterior fascia and soffit installed. Refer also to Landscape Field Review 04.
- Installation of plant material on podium mostly complete (photo 04). Sod is on site but installation not yet started.
- Hollow metal doors installed at links (without glass). Exit signs at doors installed (photo 05).
- Supports for accordion partitions installed. Drywall bulkheads installed.
- Drywall installation progressing towards completion. Link bump outs not yet started.
- Installation of services continuing in Janitor/Storage Room (photo 10).
- EIFS has been installed at the garage entry (photos 07 & 11).
- Wood "beam" and brackets installed at front bay (photo 12).

6.2 COMMENTS

Work reviewed this date appears to be in general conformance to the documentation prepared by this office. The following general comments are noted below as well as items requiring correction.

PREVIOUS COMMENTS

2.2.2 *Adjustments to the door locations along the rear wall, to accommodate the overall reduced slab footprint, have not yet been made – contractor will extend the curbs into the openings and cut the curb to suit the final door locations once the framing is adjusted.*

SVR-03: Curbs have been cut to allow for installation of masonry – some additional cut back of curbs may be required – contractor to coordinate with door frame installation.

SVR-04: Final coordination to occur when frames arrive on site.

SVR-06: Aluminum door frames are installed.

3.2.1 *Irrigation system installer requested backing in wall for mounting of control panel. GC will provide strip of sheathing between studs – this will be installed prior to drywall installation as it is required immediately. Owner has requested that the walls around this storage room be treated as fire rated as they may store outdoor service equipment here – 16mm Type X gypsum board will need to be mounted over the back of the backing panels to maintain the fire rating. A CCO will be issued for the change in the wall type to a voluntary 1 hour fire resistance rating.*

SVR-05: CCO-028 has been issued to change the wall and work is in progress.

SVR-06: Drywall has been installed on walls (photo 02).

SITE VISIT REPORT

Project: Meridian Community Building Rebuild

A-SVR-006

Project No: 1841



3.2.3 *The existing slab is not square along the north side of the Community Building – the brick as installed leaves part of the top of the slab exposed and the existing roof membrane was not carried under the thru-wall flashing before the masonry was started. Contractor has proposed removing 25mm of mortar under the base row of brick, adhering the existing membrane over the thru-wall flashing and repointing the mortar. This should be reviewed with the roofing contractor to confirm that the materials are all compatible. As the existing metal flashing at the face of the slab upstand will not cover the exposed horizontal section of the exposed membrane, an additional flashing will be required to cover the exposed membrane.*

SVR-04: Flashing to be installed by mason.

SVR-06: Flashing not yet installed (photo 06).

4.2.1 *The concrete curb at the north-east corner of the foundation extends out past the brick above – curb is to be cut back flush with face of brick to below grade (photo 10).*

4.2.2 *Height of dropped ceiling at garage entry can be adjusted as discussed on site to accommodate the depth of the plumbing drops below the slab (photo 13).*

SVR-06: Ceiling has been installed (photo 07).

5.2.2 Contractor requested additional detail for the tie in of the Links to the residential wings. There is an existing expansion joint material in this location (photo 05) and it appears that this may have butted directly against the window frame. HAI to review.

5.2.3 Structural sheathing on interior walls has been extended to the underside of the sheathing at the underside of the roof trusses but drywall is being stopped just above ceiling level in some locations (photo 11). The Wall Type Notes on drawing A2.03 indicate that the walls are to underside of structure, however, the mechanical design is assuming the use of some ceiling areas as a return air plenum. To address this, the directions below are to be followed:

- Drywall on both sides of all rated partitions must extend to the sheathing at the underside of the trusses.
- Drywall or sheathing is to extend to the sheathing at the underside of the trusses at the walls around WC 103, Library 105, Office 107 and at the walls between Rooms 109/111/114 and adjacent rooms (return air is addressed through transfer ducts in these locations).
- At other locations the existing conditions are acceptable.

5.2.4 *The pot light fixture that was to be installed in the recess outside of Common Room 111 cannot be installed due to the depth of the HVAC duct. GWAL will review and specify an alternate low-profile replacement fixture.*

SVR-06: The two pot lights in line with the centre line of this recess can be moved to be centred on the angled walls next to the corridor.

5.2.5 *Owner has noted that the podium drains were not flushed of debris after the fire and that additional material has built up at the drains during construction so that flushing of the drains will be required once work on the podium is complete.*

5.2.7 *A number of the existing steel columns in the exterior walls of the links project slightly past the interior face of the studs and the base plates of most of the columns also project past the line of the studs. There was no evidence of additional framing around these columns after the fire cleanup and the base plates were hidden by the temporary insulation installed over the floor. A CCO will be issued to add framing around the projections.*

SVR-06: CCO-030 has been issued to address this.

5.2.9 *It was noted that the curved wall sections in the corridor outside the Library have not yet been framed.*

SITE VISIT REPORT

A-SVR-006

Project: Meridian Community Building Rebuild

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SVR-06: Walls have been framed out.

COMMENTS THIS REVIEW

- 6.2.1 Ductwork in Store-3 (Room 108) has been insulated and there does not appear to be a take-off for the supply grille shown on Drawing M5. Please confirm that the supply grille will be added as this is intended to be a conditioned space (photo 01).
- 6.2.2 Exposed concrete areas at junction of links and residential wings were reviewed (photo 03). HAI to review original condition and advise on any further action required.
- 6.2.3 Cracking was noted in the curb at the north end of the east wall (photos 8 & 9). This is to be reviewed with the structural engineer.
- 6.2.4 Damaged paving at the base of the walls at the entry to the garage requires remedial work (photos 13 & 14) – HAI to issue CCO.
- 6.2.5 Options for the relocation of the light fixtures in the Roof Access were reviewed. Original suggestion by electrical contractor to relocate one Type 3 fixture to this room may not work due to interference by electrical service to roof top unit. HAI requested that Tal-co review with the electrical contractor whether locating the Type 3 fixture at the underside of the bulkhead, adjacent to the edge of the shaft to the roof, would provide sufficient lighting in the shaft.
- 6.2.6 Tal-co noted that it appears that the original floor in the Janitor/Storage Room was VCT. Post site visit, after review with the VCT flooring rep, it was decided to leave the floor as painted concrete as per the finish schedule.

END

Contractor to review comments from this review and previous comments still noted as outstanding. Provide a written response to each item indicating action to be taken and provide a schedule when work will be completed.

Report By: Bryan Bonell

Title: Architect

Signature:



Contractor - Office	<input checked="" type="checkbox"/>	Owner	<input checked="" type="checkbox"/>	Authority	<input checked="" type="checkbox"/>	Mechanical	<input checked="" type="checkbox"/>
Contractor - Site	<input checked="" type="checkbox"/>	Project File	<input checked="" type="checkbox"/>	Structural	<input checked="" type="checkbox"/>	Electrical	<input checked="" type="checkbox"/>

MERIDIAN COMMUNITY BUILDING REBUILD
SITE VISIT Oct. 28, 2019

01 Duct in Stor-3



02 Irrigation Controls



03 Exposed Concrete at Links



04 Planting on Podium



05 Exit Door at Link



06 Base of North Wall



MERIDIAN COMMUNITY BUILDING REBUILD
SITE VISIT Oct. 28, 2019

07 Soffit at Garage Entry



08 Cracks in Concrete Curb



09 Cracks in Concrete Curb



10 Janitor-Storage Ceiling



11 EIFS at Garage Entry



12 Wood Beam & Brackets



MERIDIAN COMMUNITY BUILDING REBUILD
SITE VISIT Oct. 28, 2019

13 Damaged Parging at North Pier

14 Damaged Parging at South Pier

