

CHANNEL TECHNICAL SERVICES
Engineering and Project Management

CMHA Safe Bed Renovations Project
709 Front St.
Keewatin, ON
P0X 1C0

Addendum #1

On Thursday July 5 2018, we conducted a walkthrough at the above mentioned site for the purpose of pre-construction/renovation of the complex to allow bidding contractors the opportunity to review conditions and ask questions.

During the site visit a number of issues were raised and verbal answers were issued.

The following is a short list of responses:

- The Mech. rm under the access stairs to the lower level requires fire rating. The interior walls and underside of the stairs must be sheeted with 1/2” Type 'X' gyp. board and fire taped.
- The 'T' bar ceiling in the basement must be lowered and set at a new level (approx 7'-10”) to accommodate electrical and plumbing.
- Clarification to a note on A-6 regarding new hardware should be revised to indicate “ALL NEW HARDWARE” on all doors throughout. Bedroom lock sets shall be Classroom type for privacy, accessible by master key from outside door.
- Bidders shall price the screened upper level deck as indicated by architectural drawing A-6 and A-7.
Demolition of this balcony and building patching is a consideration.
Contractors are invited to submit a cost alternate for demolition and building repair in lieu of the A-6, A-7, upgrades.
- Concealment of new mechanical and electrical services is requested throughout the project, however in some instances concealment is difficult without major cutting and patching or furrings.
To match the existing paneling or siding may not be possible due to unavailability.
Each service run will require careful consideration and acceptance by consultants.
- Mechanical contractor (Kipper Mechanical) attended the walkthrough late and reviewed the work.
The basement mechanical (plumbing) is very substandard and non-compliant. The recommendation is to upgrade to an acceptable standard and within our budget parameters.

- The window and door removals and replacements were discussed and coordination for supply to suit the general contractors schedule is a concern unless the G.C. supplies and installs the windows and doors as part of the total contract.
- The walkout shelter from the basement was discussed in detail from demolition to reconstruction. The exit from the basement is required and the walkout shelter can not be eliminated. Repair to the existing is not an option.
- H.R.V. installation, ducting, and concealment remains a cost submission for owner review and acceptance.
- Electrical contractor is to coordinate the tenant's security controls supplier requirements with this contract.
The tenant will be responsible for costs associated with security installations as well as any related fire and life safety devices provided by controls contractor and wired by electrical contractor.
- Kenon Construction has been accepted as a 3rd bidding contractor as a general along with Sierra and LMD.