



PROCUREMENT SERVICES

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

INVITATION TO TENDERERS No.: 1220-020-2023-003

TITLE: GUILDFORD RECREATION CENTRE ROOF
REPLACEMENT

ADDENDUM ISSUE DATE: JUNE 1, 2023

REVISED CLOSING DATE AND TIME: ON OR BEFORE THE FOLLOWING DATE AND
TIME (THE "CLOSING TIME"):

TIME: 11:00 A.M. (LOCAL TIME)

DATE: JUNE 14, 2023

INFORMATION FOR TENDERERS

Tenderers are advised that Addendum No. 1 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 Tenderers 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 Tenderers or any sub-contractor not being familiar with this addendum. This Addendum No. 1 contains eight (8) pages.

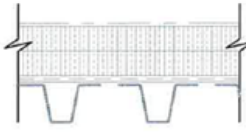

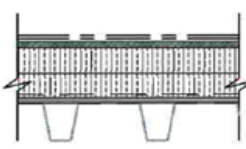
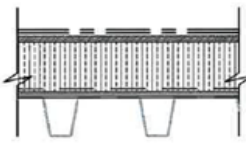
QUESTION AND ANSWER:

Q1. Will a new drawing of the lower South roof (we didn't get access during the site meeting) be provided in an addendum with proper dimensions?

A1. See Attachment No. 1 Lower South Roof, to Addendum No. 1 on page 8.

Q2. What taper insulation type is required? The assemblies call for taper ISO, one area of specs call for taper ISO but another area calls for taper EPS.

Assemblies:

ROOF ASSEMBLIES	EXTE
	<p>EXISTING MAIN BARREL ROOF ASSEMBLY:</p> <ul style="list-style-type: none">• 80mil SINGLE PLY PVC ROOFING MEMBRANE• 2 LAYERS POLYISO INSULATION (3 1/4" TOTAL)• POLY VAPOUR RETARDER SHEET• PERFORATED STEEL DECK STRUCTURE WITH ACOUSTIC INSULATION IN FLUTES
	<p>EXISTING FLAT ROOF ASSMBLY:</p> <ul style="list-style-type: none">• 2 PLY MODIFIED BITUMEN ROOF MEMBRANE• 1/2" FIBRE OVERLAY BOARD• POLYISO RIGID INSULATION• VAPOUR RETARDER MEMBRANE• 1/2" PAPER-FACED GYPSUM COVERBOARD• PERFORATED STEEL DECK STRUCTURE WITH ACOUSTIC INSULATION IN FLUTES
	<p>NEW MAIN BARREL ROOF ADHERED ASSEMBLY:</p> <ul style="list-style-type: none">• NEW 2-PLY SBS ROOFING MEMBRANE• NEW 1/2" HD POLYISO COVERBOARD• NEW POLYISO RIGID INSULATION (2 LAYERS OF 2" BOTTOM LAYER)• NEW POLYISO TAPER INSULATION (WHERE REQUIRED)• NEW SELF-ADHERED AIR/VAPOUR MEMBRANE• NEW 1/2" GYPSUM THERMAL BOARD• EXISTING STEEL DECK (SLOPED)
	<p>NEW FLAT ROOF ADHERED ASSEMBLY:</p> <ul style="list-style-type: none">• NEW 2-PLY SBS ROOFING MEMBRANE• NEW 1/2" HD POLYISO COVERBOARD• NEW FLAT AND TAPERED RIGID POLYISO INSULATION (2 LAYERS OF 2" + TAPER THICKNESS WHERE REQUIRED)• NEW AIR/VAPOUR BARRIER• NEW 1/2" GYPSUM THERMAL BOARD• EXISTING STEEL DECK (SLOPED)

Specs:

2.2 TAPERED INSULATION
.1 Tapered Polyiso as approved by Consultant

Specs:

.8 Expanded polystyrene tapered insulation with no CFCs and HCFCs .
.1 Plasti-span by Plasti-Fab

A2. On Part F, Specifications, under SBS Modified Bitumen Membrane Roofing section 2.1, .8, Remove;

“Expanded polystyrene tapered insulation with no CFCc and HCFCs.

.1 Plasti-span by Plastifab”

and replace with,

“Tapered insulation: Closed-cell, polyisocyanurate foam core insulation Type 2 or Type 3 bonded on each side to fiberglass facers during the manufacturing process, dimensional stability to ASTM D2126 <2% in all conditions. Acceptable materials:

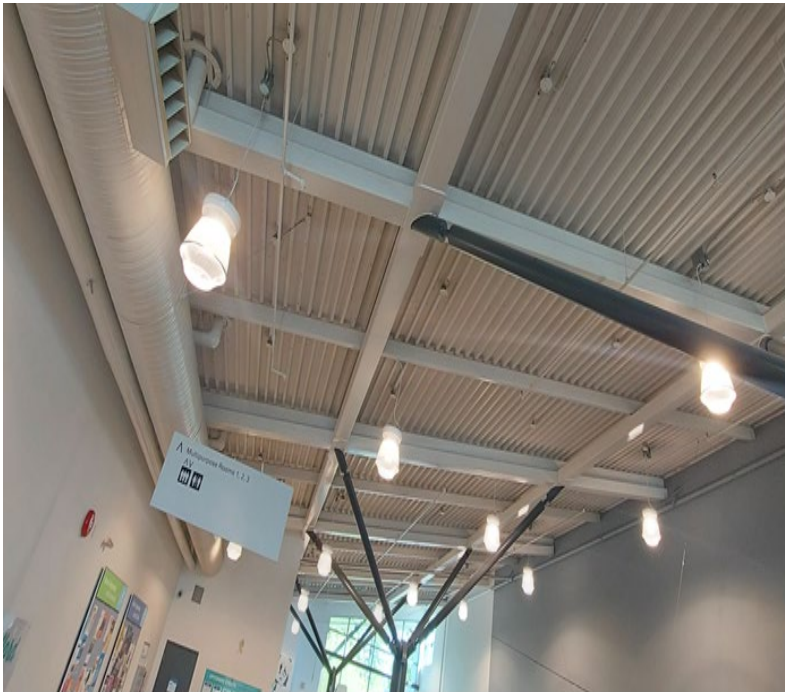
.1 Atlas: AC Foam III

.2 Soprema Sopra-Iso Plus

.3 AC Foam III by Atlas

.4 Alternative as approved by Consultant.”

Q3. The main barrel roof has an exposed steel deck below. The lower roofs may have exposed deck as well, but the site walk did not include a tour of the interior. Demolition of the existing roof system will cause debris to fall from the ceiling onto the gym floors, the hallways, offices, etc. If the intent is to maintain an operational facility throughout the roof replacement, contractors will have to install temporary interior protection. Could the City please arrange a secondary site visit including a tour of interior?



A3. A City representative will be onsite to provide access for a second site review on June 7th at 9:30am. Location: Library main entrance.

On Part C, Form of Tender, Appendix 2 – Separate Prices, add Line Item #5;

5. Interior Protection Scope.

Q4. Interior protection can be installed after-hours to avoid interruption to business. Are there any restrictions or special requirements for interior access and/or after-hours work? Any need for clearances, criminal record checks, third-party security?

A4. Afterhours access to the Place of Work can be provided to the Contractor and shall be coordinated with City's staff and security two weeks ahead of time. Security clearances are not required.

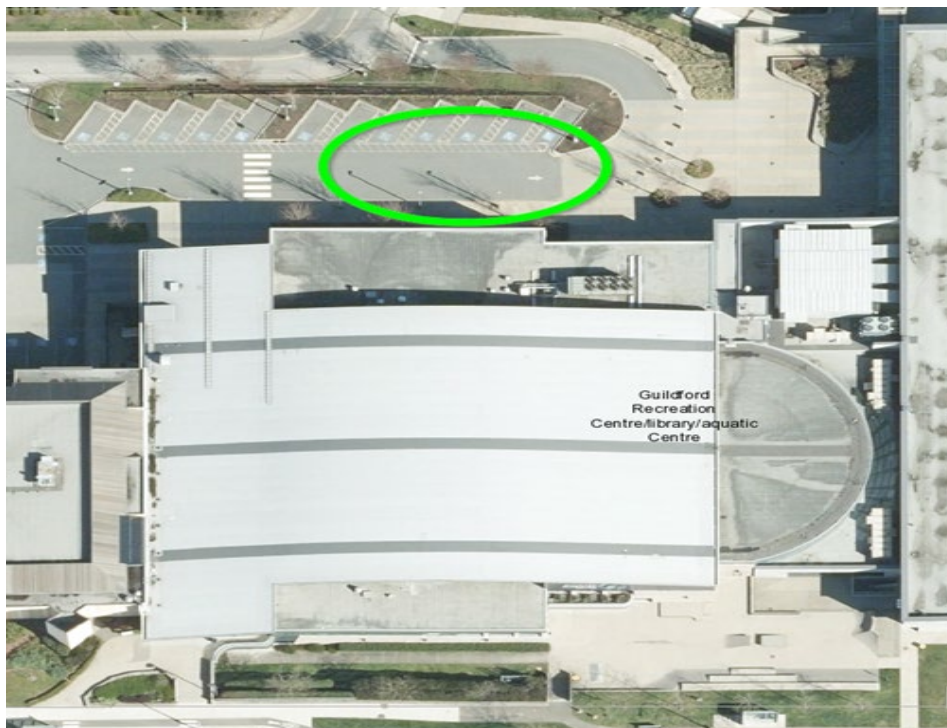
Q5. In the ITT, scope of work states "Remove mechanical systems, modify curbs as required... Provide engineered curb design and mechanical unit attachment". Please clarify if an engineer-stamped shop drawing is required for all curbs?

A5. Yes, engineered curb design is required for mechanical equipment curb if curb is required to be raised or structurally modified.

Q6. Are flameless/cold-applied alternate products acceptable for areas where open flames might be impractical or dangerous (i.e. under large mech unit, at curbs, at walls, etc.)?

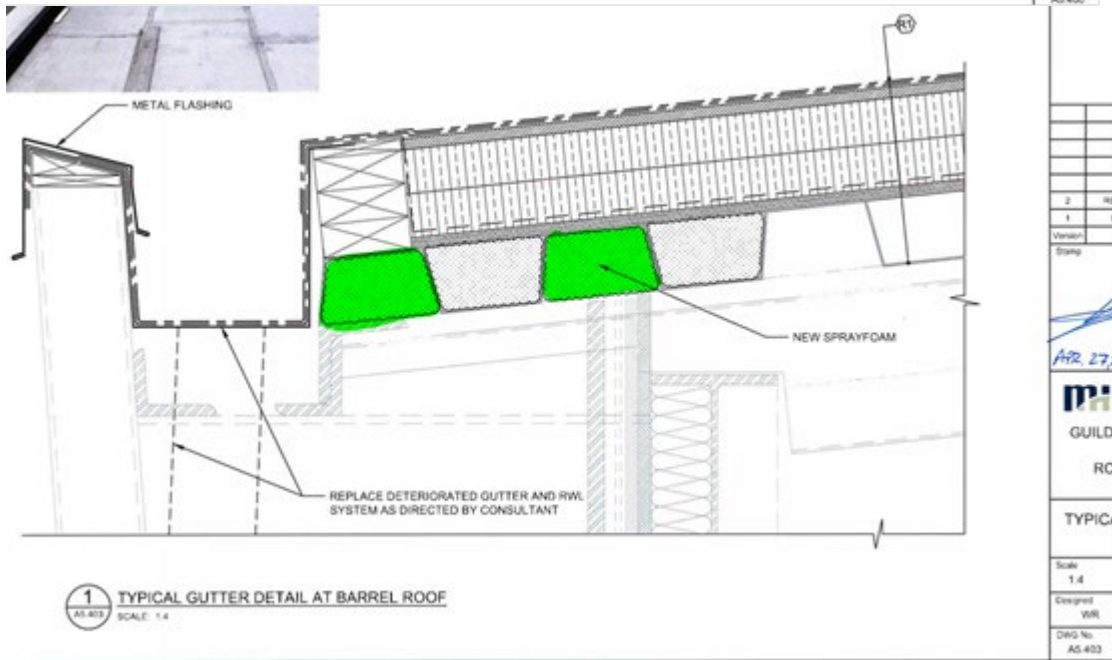
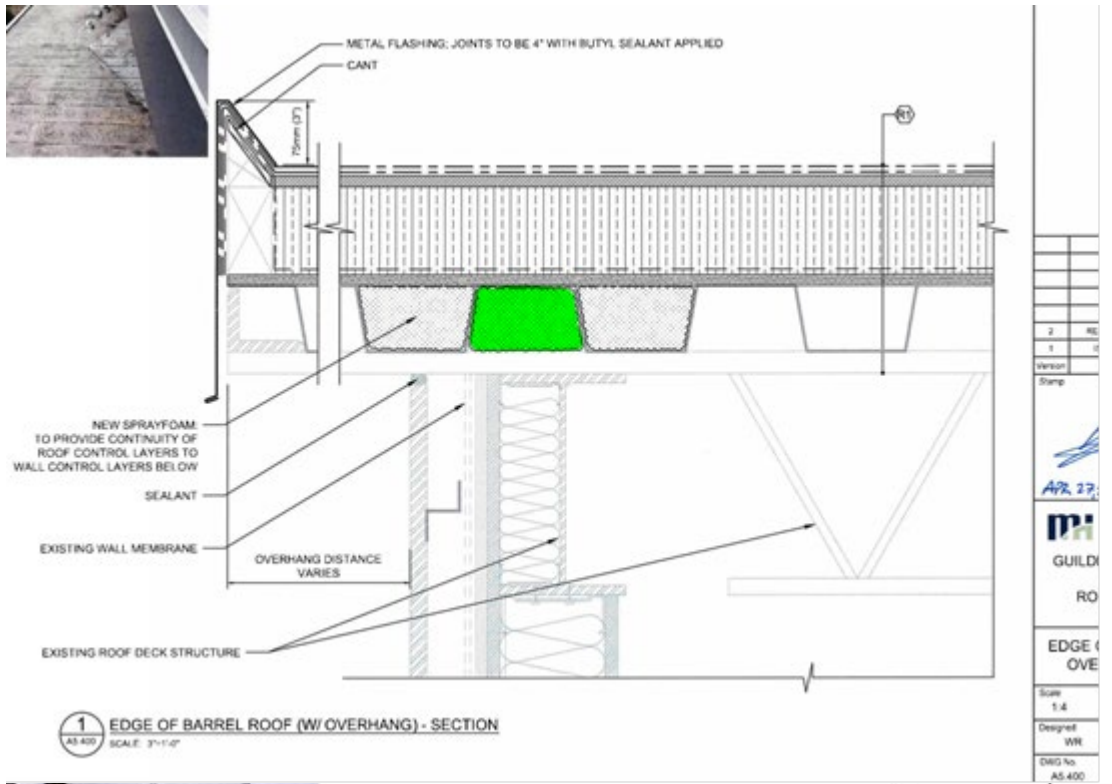
A6. Flameless/cold-applied alternate products are acceptable provided the submitted alternative materials are approved by RCABC and are deemed to be an acceptable substitution by the Consultant and meet wind uplift requirements.

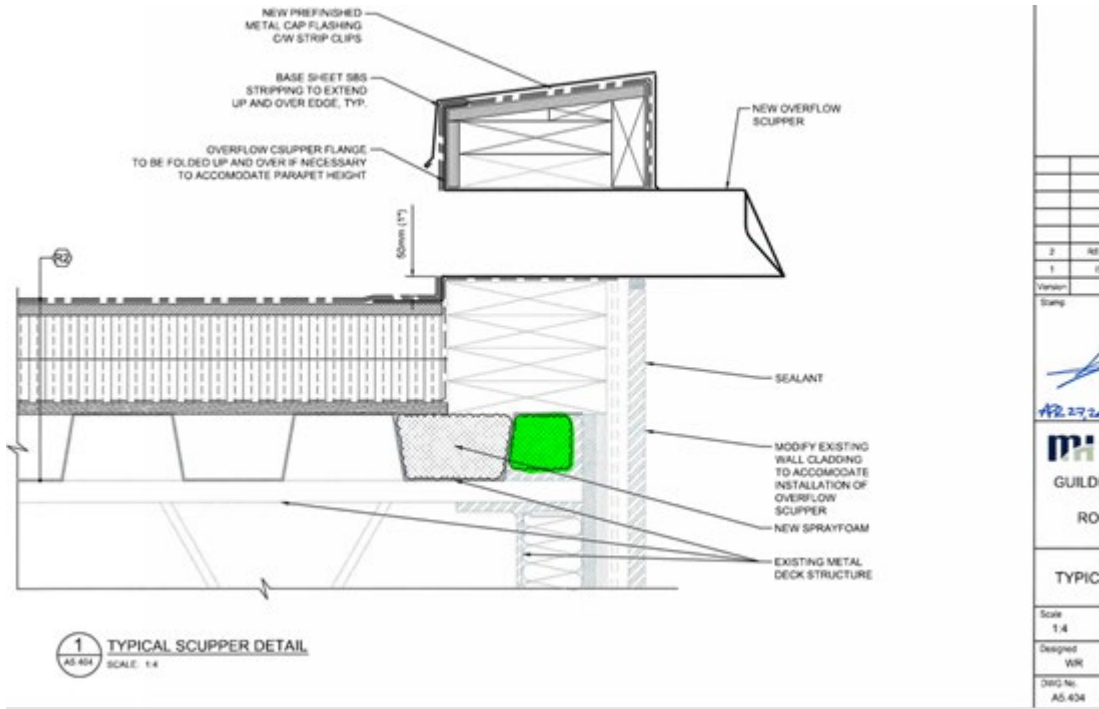
Q7. Please confirm whether the parking lot north is on-grade or suspended slab? A heavy mobile crane would set up in this location to hoist the large mech unit. Structural review and shoring might be required if the crane setup location is on suspended slab.



A7. The roadways and parking lot is on grade.

Q8. Some of the spray foam details appear to be impossible to access. Please provide instruction for application of the spray foam locations highlighted below:





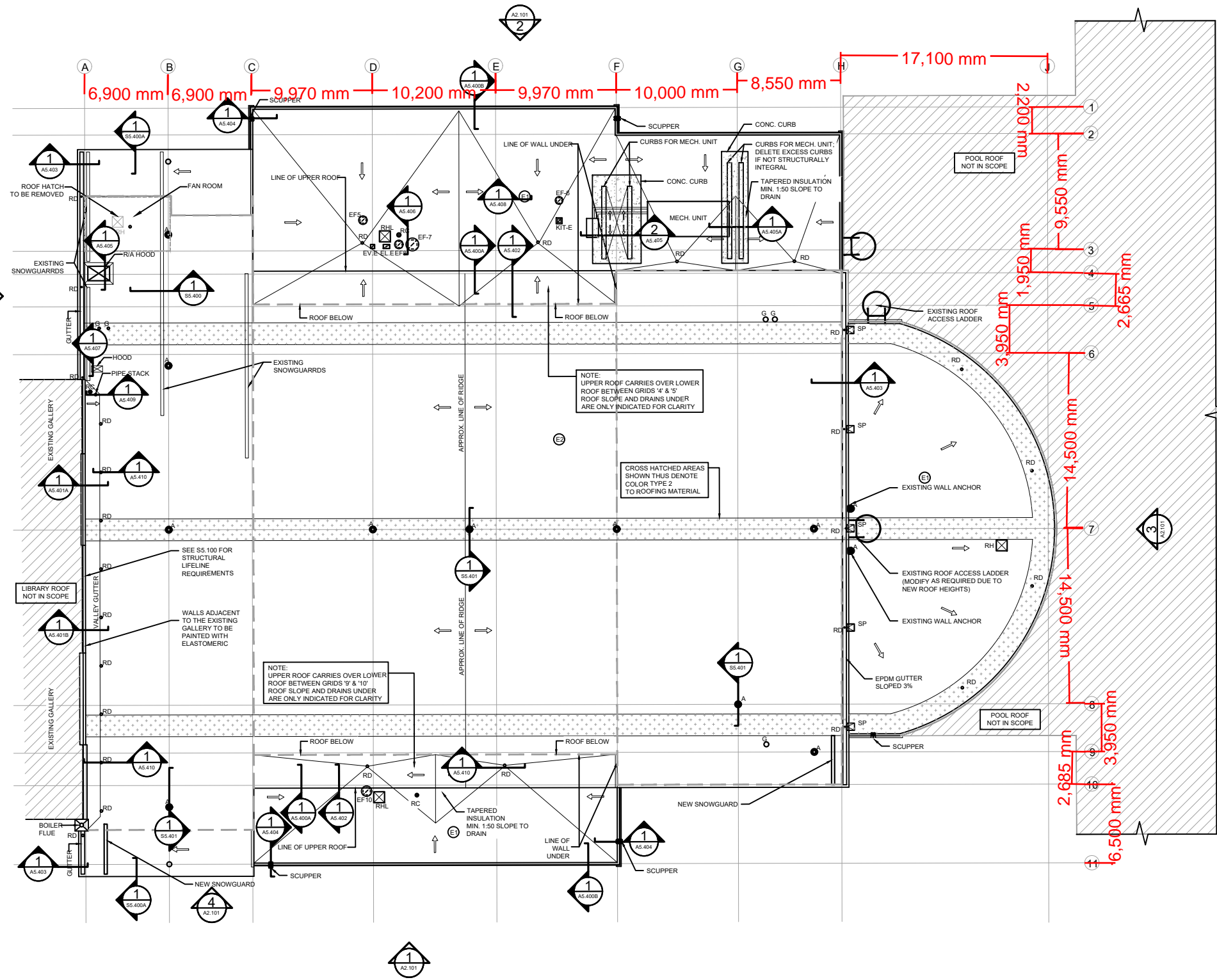
A8. Please price what is shown in the drawings. A site evaluation will be conducted at time of tear-off for methodology and limitations of this detail.

-END OF PAGE-

ATTACHMENT NO. 1 – LOWER SOUTH ROOF

All Addenda will become part of the Contract Documents.

- END OF ADDENDUM -



1 ROOF PLAN With Dimensions
A1.101 SCALE: 1:400

Version	Description	YYYY-MM-DD
2	RE-ISSUED FOR TENDER	2023-01-06
1	ISSUED FOR TENDER	2022-11-02

Stamp

E.G.B.C. PERMIT No.: 1001424

MORRISON HERSHFIELD

GUILDFORD RECREATIONAL CENTRE ROOF REPLACEMENT

MH No. 2203660.00

ROOF PLAN

Scale 1:400		
Designed WR	Drawn SJO	Checked WR
DWG No. Addendum #1	Version	Date May 31, 2023

DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO VERIFY DIMENSIONS ON SITE

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