

Invitation to Tender

CASTLEGAR & DISTRICT COMMUNITY COMPLEX ROOF REPLACEMENT PRJ #24055

ADDENDUM NO. 2

Issued: May 20, 2025

Closing Date: 2:00 pm (Local Time), May 28, 2025

This Addendum shall be read in conjunction with and considered as an integral part of the Contract Documents; revisions supersede the information contained in the original specifications or previously issued Addendum. Price submitted shall include all items of this Addendum.

By this **Addendum No. 2**, dated May 20, 2025, the Invitation to Tender documents for PRJ24055 shall be amended as specified below.

QUESTIONS & ANSWERS or CLARIFICATIONS:

Q1. Please confirm what hourly rates apply to the Contingency Allowance.

A1. Bidders should fill out and submit the attached Schedule of Labour Rates, which will be used to establish labour rates for work included under the Contingency Allowance.

Q2. Can you provide a list of all the questions and answers provided at the pre-bid meeting?

A2. See attachment to Addendum No. 2 from Evoke Buildings Engineering Inc (The Consultant) which provides responses to several questions that were asked during the pre-bid meeting.

Except as modified by Addendum No. 2 issued May 20, 2025, the Invitation to Tender documents for PRJ24055 shall remain unchanged.

A handwritten signature in blue ink, appearing to read "AJ Evenson".

AJ Evenson
Senior Project Manager

Attachments: Addendum No. 2 attachment from Evoke Buildings Engineering Inc
Schedule of Labour Rates

- END OF DOCUMENT -

Part 1 General

1.1 INFORMATION FOR TENDERERS

- .1 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, clarifications and changes to the contract documents 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 Tenderer or any sub-tenderer not being familiar with this addendum.

1.2 CLARIFICATIONS

- .1 As noted on A1.01, contractor to retain qualified electrical and mechanical trades to assist with disconnection and reconnection of any mechanical / electrical equipment, lines or duct to allow the removal of the existing and installation of the new roof assembly.
- .2 As shown in A1.02 Roof Plan, the upper roof (ER4) has two main slopes extending from center ridge to the east and west parapets with crickets to direct water to the drains. The lower south roof (ER3) has a two-sided slope with crickets to direct water to the drains. The two other lower roofs (ER1 & ER2) are four-sided slope packages.

1.3 SPECIFICATIONS

- .1 In Section 07 13 52, **Modified Bituminous Sheet Roofing**, the following roofing products by IKO Industries Ltd are accepted as an alternative to the specified manufacturers. The products include:
- .2

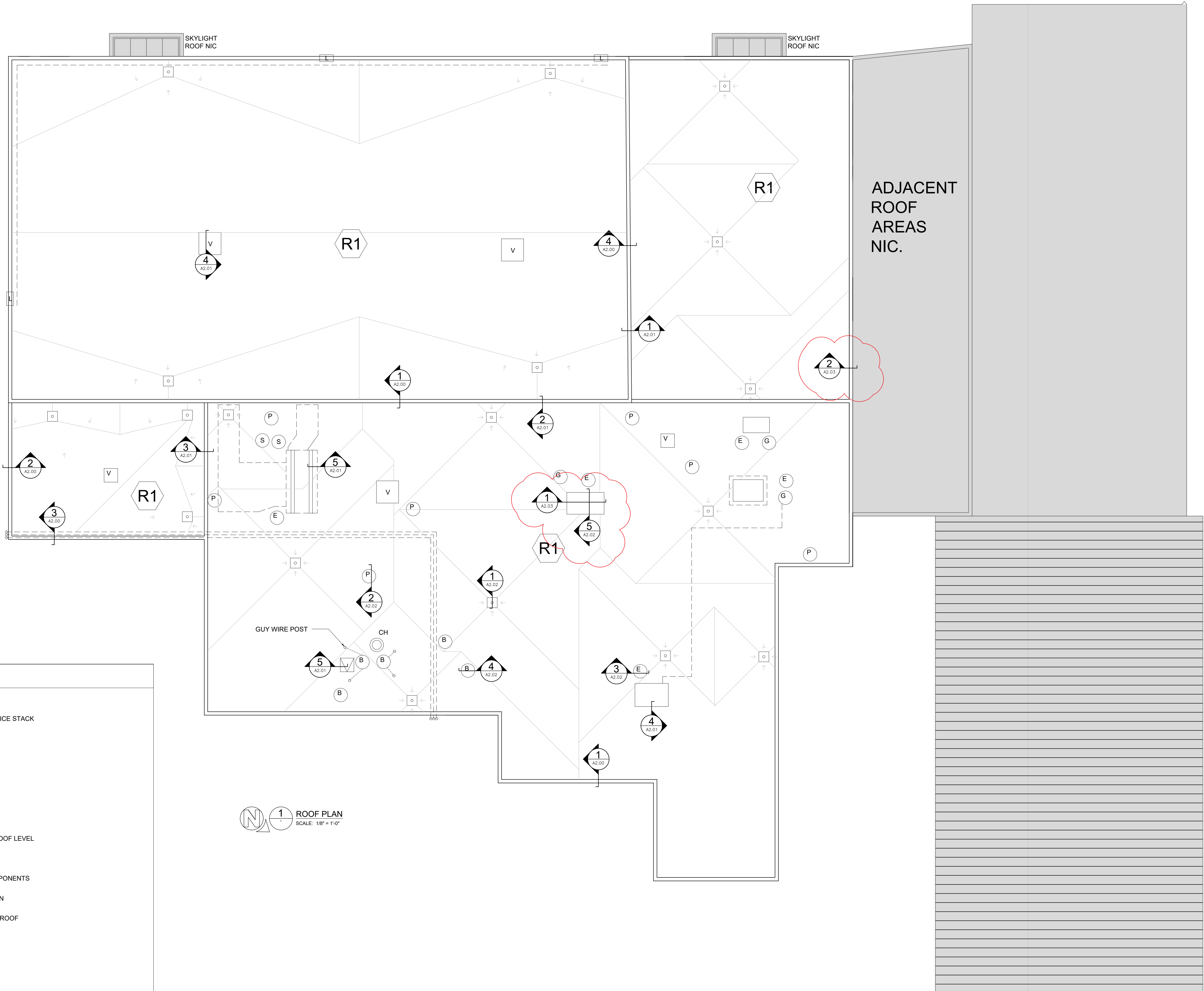
Item	Description	IKO Alternative
2.1.2.1	Torch Applied Base sheet Base sheet stripping	IKO Ultra TP-HD-FF IKO Armourbond Flash HD
2.1.3.1	Flameless Application Base sheet Base sheet stripping	IKO Armourbond Flash Sand HD IKO Armourbond Flash HD
2.1.4.1	Torch Applied Cap Sheet & Cap Sheet Stripping	IKO Ultra TP-HD Cap

Item	Description	IKO Alternative
2.1.5.1	Flameless Application Cap Sheet & Cap Sheet Stripping	IKO ArmourStick HD Cap
2.1.7.1	Liquid Membrane	IKO Metatech System
2.1.8.1	Membrane Primer	IKO SAM Adhesive or IKO Mod-Bit Primer
2.1.9.1	Insulation Adhesive	IKO Millenium
2.1.10.1	Mastics	IKO Aquabarrier Mastic
2.2.1.1	Vapour Retarder	IKO MVP Sand

1.4 DRAWINGS

- .1 Refer to attached revised **Drawing A1.02**, showing callouts for the new drawings listed below.
- .2 Refer to attached revised **Drawing A2.02**.
 - .1 **Detail 1**, Typical drain detail requires only a 2" thickness below the drain and slope package can start at edge of the sump.
 - .2 **Detail 4** has been revised to show sealant joint to chimney, no membrane lap.
 - .3 **Detail 5** has been renamed as **New Roof to Mechanical Curb (Recent)**. This detail assumes that the new mechanical unit and curb has been installed and waterproofed to the existing roof. The new roofing will transition onto the recently installed curb and waterproofing.
- .3 Should the mechanical unit referred to in **Detail 5** above not be installed before this project roofing starts, attached is a new **Detail 1, Drawing A2.03, Mechanical Unit Detailing**. Roofing Contractor will coordinate with the mechanical contractor to install inside the curb air / vapour layer and insulation and install new roofing to the new curb as shown. Provide the change in price and time in Alternative Price No. 1.
- .4 Refer to attached **Drawing A2.03** with new **Detail 2** for the divider curb between lower north roofs (ER1 & ER2) and the existing north roof are to remain.

END OF ADDENDUM



LEGEND

- ROOF DRAIN
- ELECTRICAL OR SERVICE STACK
- SCUPPER DRAIN
- PLUMBING STACK
- ROOF SLOPE
- B-VENT
- ROOF CURB
- EQUIPMENT ABOVE ROOF LEVEL
- ROOF PARAPET
- FREE STANDING COMPONENTS
- EXHAUST VENTILATION
- SERVICE LINE ABOVE ROOF
- CHIMNEY
- WALK PAD
- ROOF HATCH

1 ROOF PLAN
SCALE: 1/8" = 1'-0"

DISCLAIMER:
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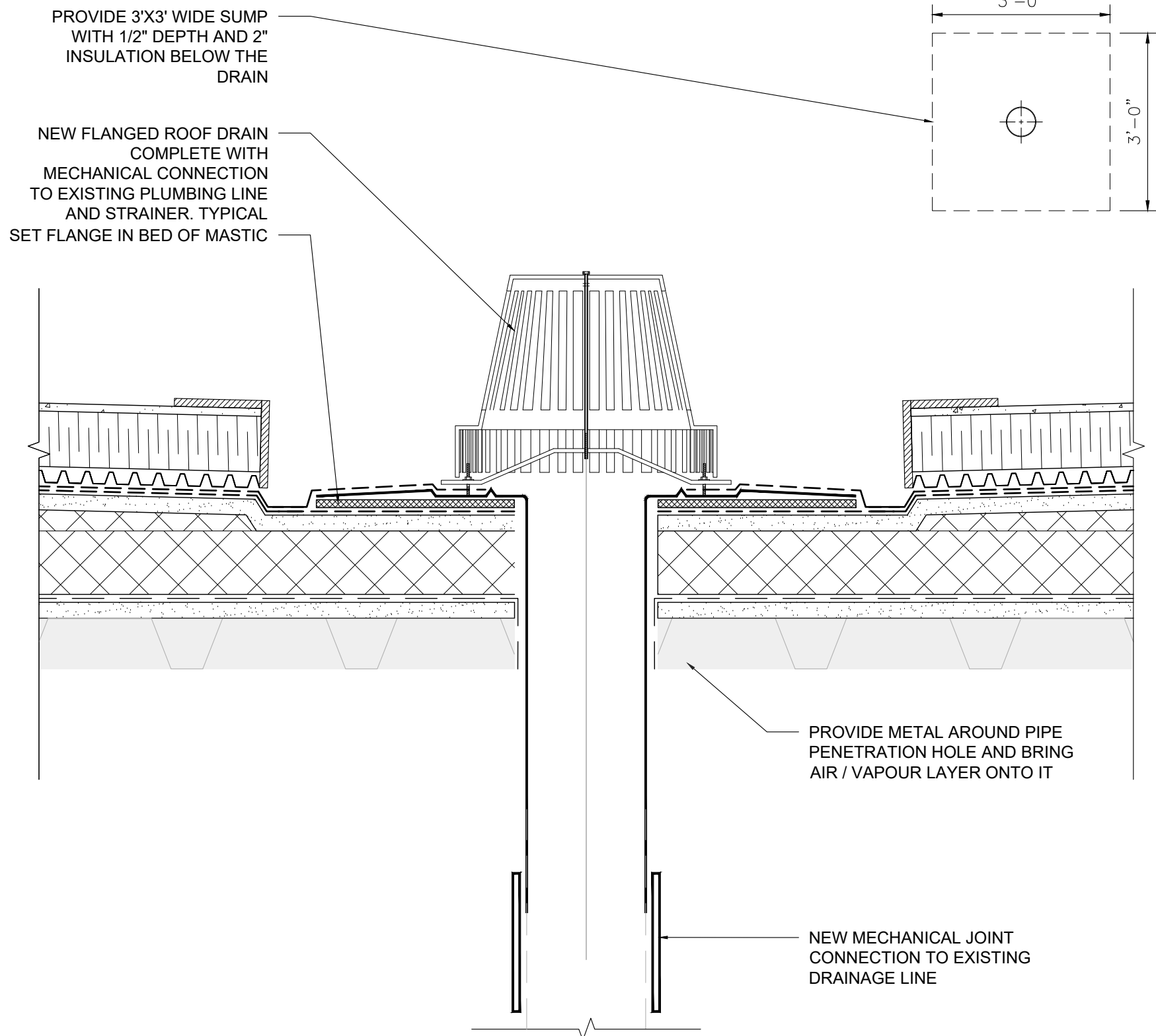
3	ISSUED FOR ADDENDUM 2	2025-05-20
2	ISSUED FOR TENDER	2025-04-17
1	ISSUED FOR 90% REVIEW	2025-02-06
VERSION	DESCRIPTION	YYYY-MM-DD
DATE:	DESIGNED:	DRAWN:
2024.12.20	AM	NM
SCALE:		SHEET NO.
1/8"=1'-0"		A1.02
APPROVED BY:		
DAVID FOKES		

PROJECT NO.: 25-00001

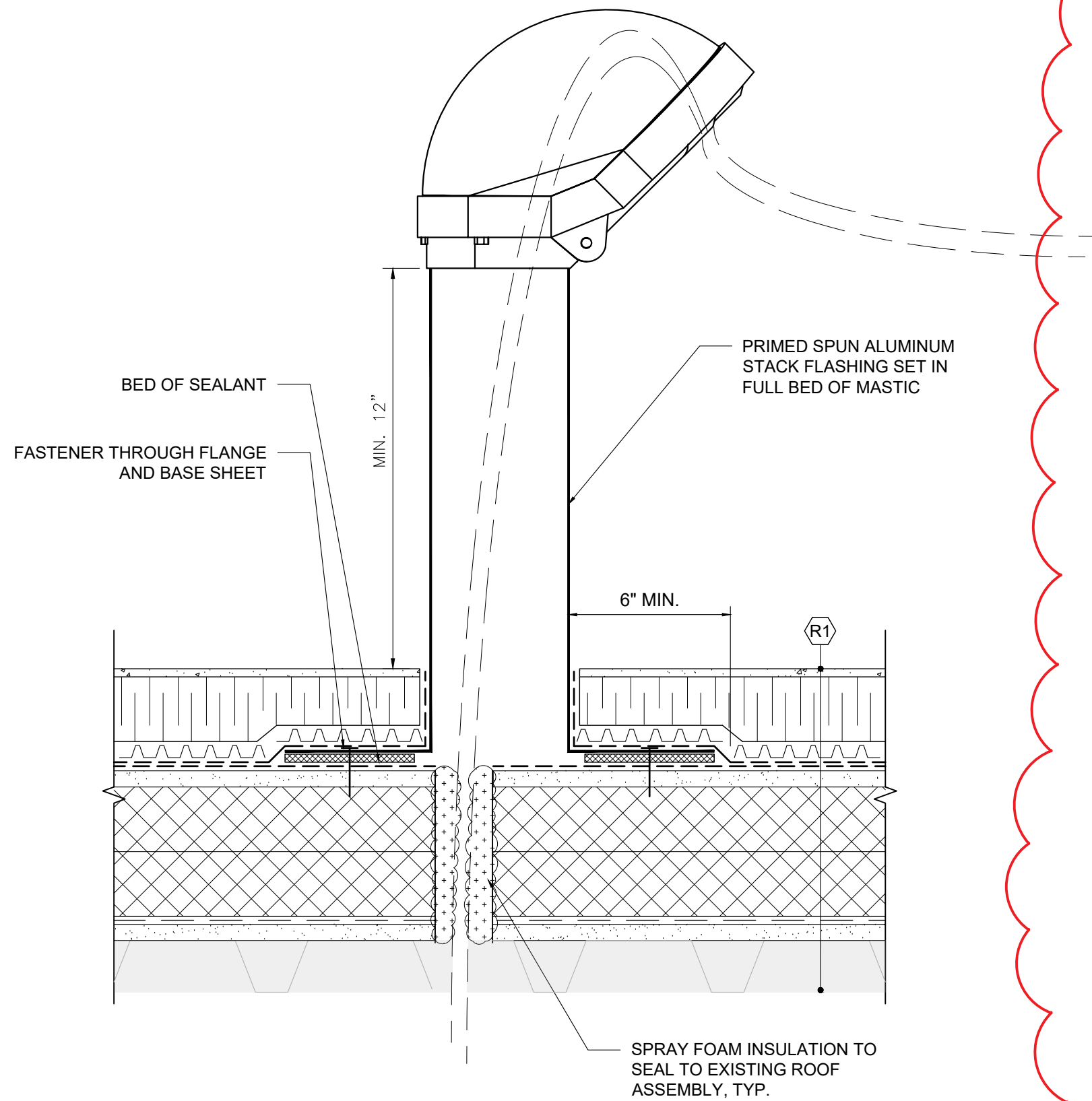
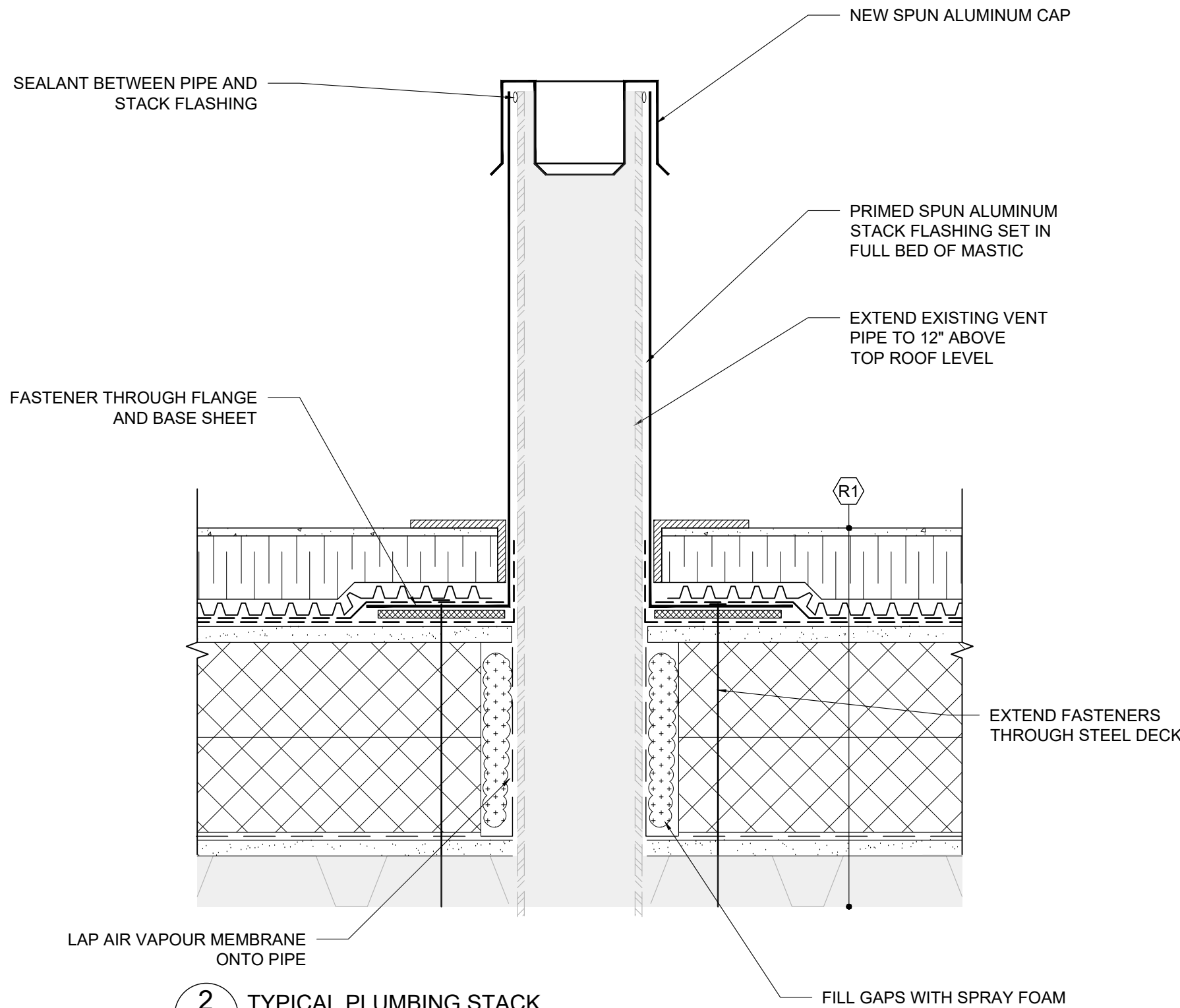
DRAWING TITLE

PENETRATION DETAILS

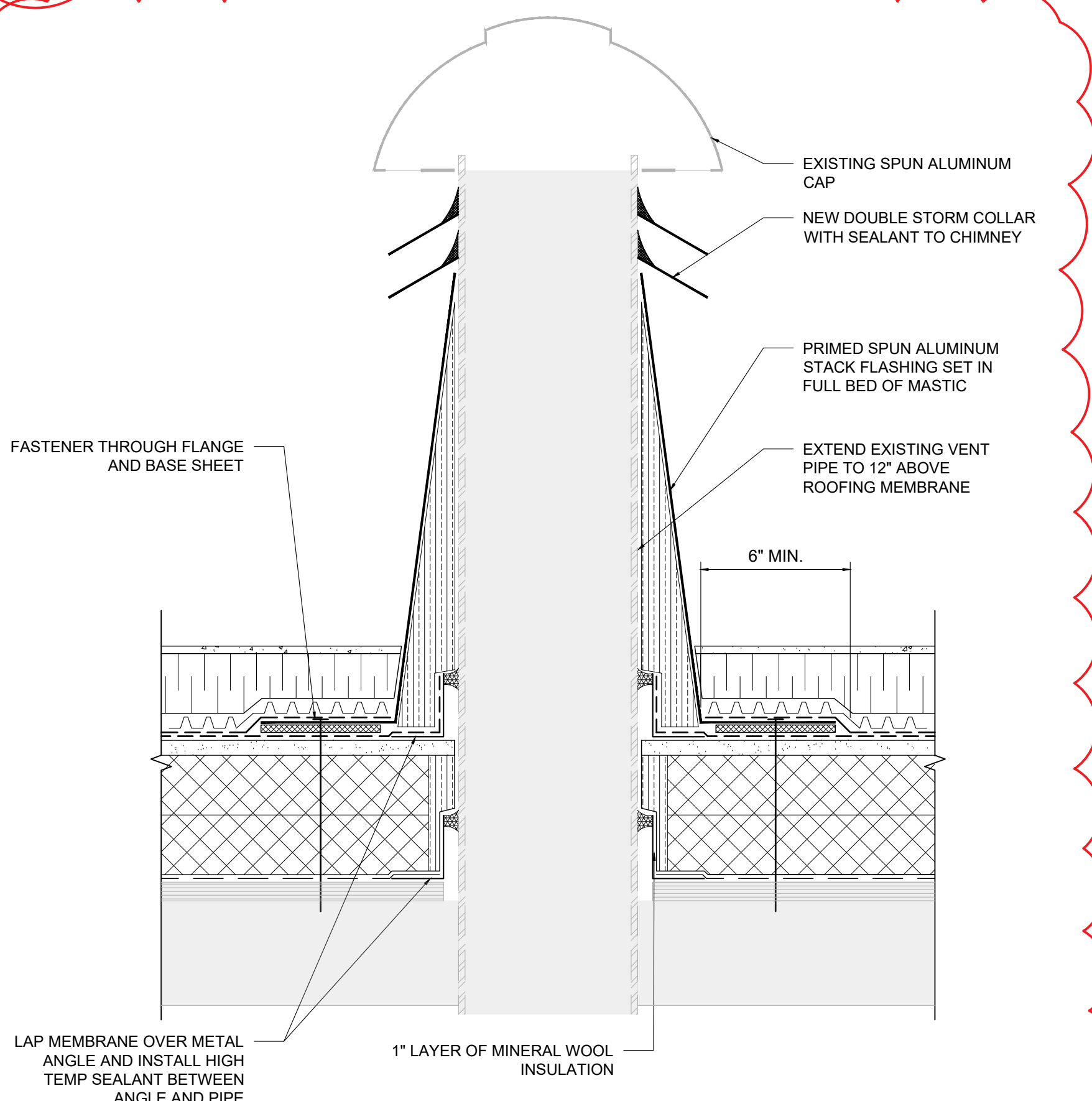
ES&S PERMIT TO PRACTICE NO.: 100025



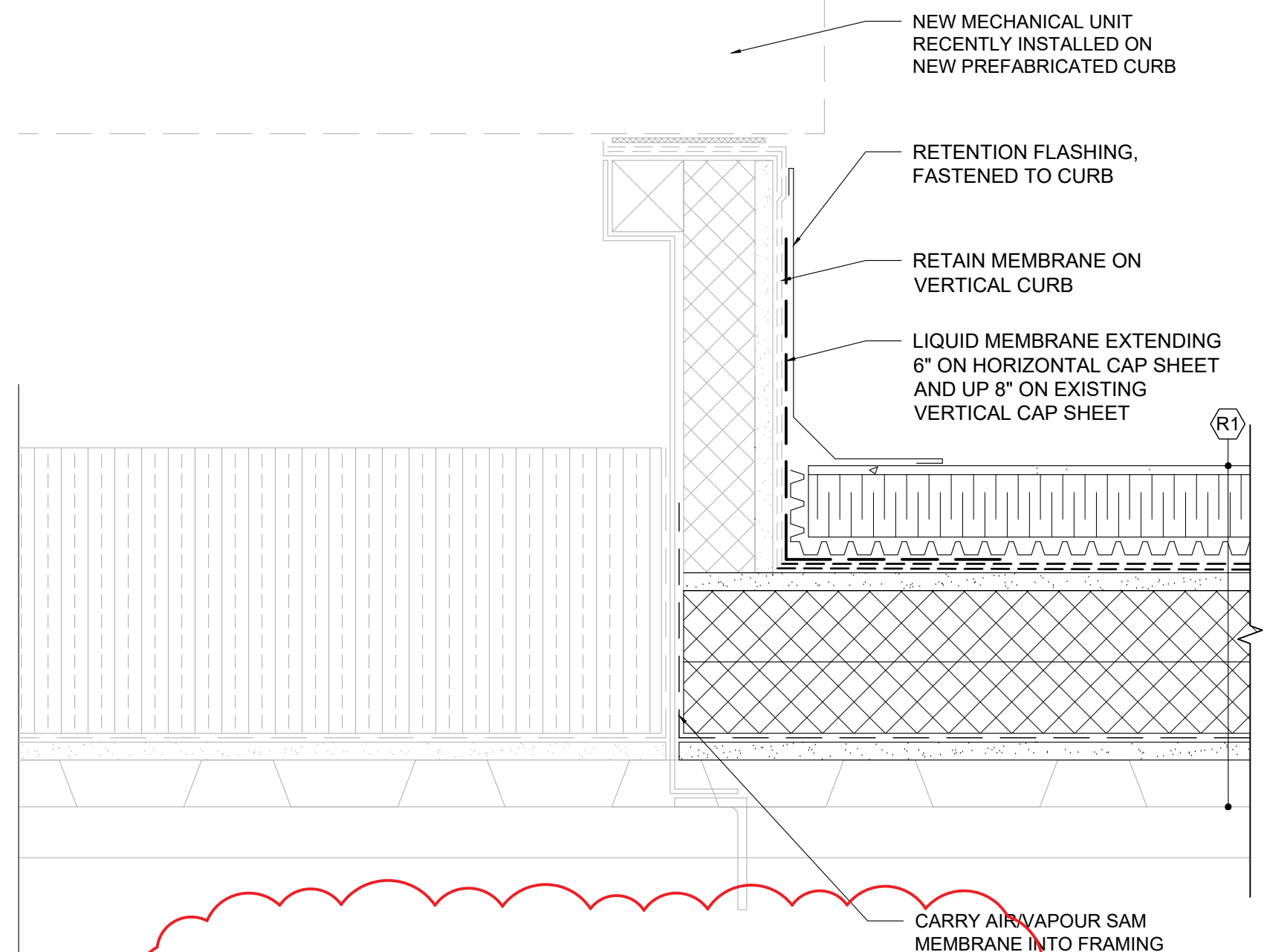
2 TYPICAL PLUMBING STACK
SCALE: 3"=1'-0"



3 TYPICAL ELECTRICAL WIRE DETAIL
SCALE: 3"=1'-0"



4 TYPICAL CHIMNEY DETAIL
SCALE: 3"=1'-0"



5 NEW ROOF TO MECHANICAL CURB (RECENT)
SCALE: 3"=1'-0"

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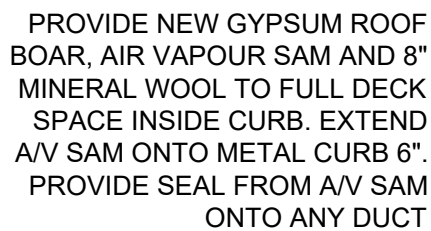
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VERSION	DESCRIPTION		YYYY-MM-DD
DATE: 2024.12.20	DESIGNED: AM	DRAWN: NM	
SCALE: 3"=1'-0"		SHEET NO.	
APPROVED BY: DAVID FOOKES			A2.02

PROJECT NO.: 25-00001

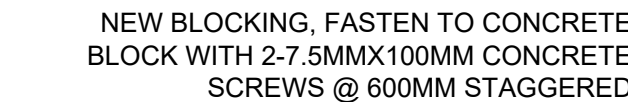
DRAWING TITLE

ADDITIONAL DETAILS

DEC PERMIT TO PRACTICE NO.: 100025



(ALTERNATIVE PRICE NO.1)



(ALTERNATIVE PRICE NO.1)

1	ISSUED FOR ADDENDUM 2	2025-05-20
VERSION	DESCRIPTION	YYYY-MM-DD

A2.03

SCHEDULE OF UNIT LABOUR RATES

The following are Stipulated Rates for Work which will be used to adjust the Contract Price as the scope of work increases, at the discretion of the Owner and Consultant. It is understood that:

- (a) The unit price labour rates will be used for expenditures under the contingency allowance.
- (b) Actual quantities will be verified during the execution of the Work and these hourly rates will be used for the purpose of evaluating and valuing Changes in the Work as defined under GC Part 6 – Changes in the Work.
- (c) In each Progress Payment Application, the unit price component of the Work shall include:
 - the description of the Work, the hours worked this claim, the unit rate, the amount this claim, the previous amount, the amount to date, and the amount remaining.
 - description and breakdown of the material costs and summary statement in relation to the “allowance to purchase material for contingency work” from the Bid Form. Copies of material invoices to be provided as back-up for claim.
- (d) Rates shall be based on a 40 hour work week and are all inclusive, including without limitation: wages, benefits, mobilization and demobilization, travel time and travel costs, access costs, bonding and insurance, administration and small tools, all rental rates including scaffolding, overhead (include site and head office) and profit. The Bidder shall list all applicable labour rates for both “own forces” as well as subtrade work. Prices quoted do not include GST. No additional costs associated with these work items will be considered.

Item No.	Description of Work	Unit	Unit Rate
1.	Labourer	[\$ /hour]	\$ _____
2.	Roofing Journeyman	[\$ /hour]	\$ _____
3.	Sheet Metal Journeyman	[\$ /hour]	
3.	Foreman	[\$ /hour]	\$ _____
4.	Labour for journeyman plumber	[\$ /hour]	\$ _____
5.	Labour for journeyman electrician	[\$ /hour]	\$ _____
6.	Labour for mechanical journeyman (HVAC)	[\$ /hour]	\$ _____