

This Addendum shall become part of the Contract Drawings and Specifications issued for the above-named project, and supersede the previously issued documents as modified by this Addendum. Please acknowledge receipt of this Addendum on the Bid Form.

Section 00 21 13 INSTRUCTION TO BIDDERS

1.11 Q&As

Q1: Can you please forward bid forms required for this tender?

A1: Please see the attached bid form document below.

Q2: Can you confirm the deck is wood or q-deck beneath each section?

A2: Current Assembly from bottom up: metal deck, 1/2" gypsum board, vapour barrier, 2.5" EPS, 1.5 " fibreboard, mopped base, torched cap (2 ply).

Q3: Has hazardous material testing been completed for this project?

A3: No, but the client will have it done before the job start.

Q4: If there is wet material below the insulation, how will the replacement cost be handled?

A4: A wet area around 100sqft. Was found with tramex moisture metre. Verified with core cut. Include a cost of removing wet insulation and installing approx.. 100 sq.ft. of 4" of polyiso.

Q5: Does any of these areas have exposed ceilings? And will there be a requirement for interior dust protection?

A5: Drop ceiling throughout, no need for interior protection. If for some reason it became concern, then The client would supply and lay down plastic protection.

Q6: Can you confirm the existing assembly with the size of insulation that will be remaining?

A6: Steel deck, vapour barrier, 1/2" gypsum board, 2.5" EPS, 1.5 " fibreboard, Additional list for existing assembly components replacement is attached.

Q7: Are there any wind-up lift parameters? Will you be providing glueing and fastening patterns to go from?

A7: All glueing to be done to the adhesive manufacturers recommendations and I-90 standards.

Q8: Drawings show gravel surfacing spec says otherwise, please confirm which you would like to go with?

A8: There is an option for gravel surfacing and granulated/aluminized options. See the bid form.

Q9: With regards to submission, it indicates that we require hard copies. Is this the correct or is email an option. Furthermore, if hard copies are required, is it possible to get an extension on the tender to allow for enough time to procure this?

A9: The submissions can be emailed to: DanHenderson dan.henderson@esquimalt.ca The closing date and time for this bid request is: Date: Thursday, April 2, 2026 Time: 14:00:00 Hours Local Time

- Q10: Regarding the overhead hoarding, can you confirm if this is only going to be required at entrances and exits, and that the intent is not to include the whole side of the building to cover the pedestrian walkway.
- A10: The client prefers only using the walkway along side of building, as opposed to using front area, because they can't block exists. The walkway is about 7ft wide, and the client will allow to use up to an additional 15ft into grass field.
- Q11: Are you able to provide a detail wall drawing? And confirm if your intent to remove and modify all cladding or will this be a PMMA detail?
- A11: The cladding should be removed and stored in safe location on the roof. New SA membrane to be installed on the wall to waterproof it. After the roofing membrane is installed, the cladding panels to be reinstalled.
- Q12: With regards to the aluminum coating that will be installed, will we be eliminating the perimeter safety line or will an additional compatible product be provided?
- A12: Only aluminum coating (or gravel surfacing) will be applied.
- Q13: Can you please provide the HVAC shut down dates?
- A13: No, we don't have it yet but it will be done in the second half of 2026. The roof around the unit will be separated by an area divider and replaced when the unit is completely removed, before the new unit is installed.
- Q14: Who will be responsible for reinsulating the drains underside the deck?
- A14: The contractors must ensure the new drains are properly insulated.

Remove:

1.6 BID CLOSING AND SUBMISSION

- .1 The closing date and time for this bid request is:
Date: **Thursday, April 2, 2026** Time: 14:00:00 Hours Local Time
- .2 Bidders have the sole responsibility to deliver and ensure bids are received and stamped with the date and time at;

Township of Esquimalt – Archie Browning Sport Centre
1151 Esquimalt Rd, Esquimalt, British Columbia
Fax and email bids will not be accepted

- .3 Electronic Bid Amendments will not be accepted. Sealed tenders only.

Insert:

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dan.henderson@esquimalt.ca

Remove:

1.2 PROJECT SCHEDULE

- .3 Work on the Daycare building is to be completed on weekends only, while the space is unoccupied.

Only contractors who attended the mandatory site meeting are eligible to submit a bid for this project. The are:

1. Top Line Roofing
2. Flynn Canada
3. Parker Johnston
4. Universal Sheet Metal
5. Cascade Roofing
6. Thorpe Industries
7. Alpha Roofing

Photos:

1. Core cut validation of wet insulation.



2. The cladding should be removed and stored in safe location on the roof. New SA membrane to be

installed on the wall to waterproof it. After the roofing membrane is installed, the cladding panels to be reinstalled.



3. The contractors must ensure the new drains are properly insulated.



- 4. Approximate set up area. Please notice the access doors can not be blocked.

