

November 21, 2025

## ***Tender Period Addendum 02***

### ***Town of South Bruce Peninsula – New Town Hall Offices***

370 William Street,  
Warton, Ontario  
N0H 2T0

***Issued To: All Bidders***

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## **Re: Architectural Revisions**

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### **Part 1 ATTACHMENTS:**

#### **1.1 G.M. DIEMERT ARCHITECT INC. ARCHITECTURAL SPECIFICATIONS:**

- .1 Section 10 75 00 Flag Poles, 3-pages, 8.5"x11" size, dated November 21, 2025.

#### **1.2 G.M. DIEMERT ARCHITECT INC. DRAWINGS:**

- .1 Electronic Document Identification: PDF file attached "", ARCH "E" size or 121.92 cm x 91.4 cm in size, issued; "03, Add-02, ADDENDUM 02, 2025.11.21", 8 pages identified as follows:
  - .1 A-005, titled "site Plan – Demolition",
  - .2 A-111, titled "Ground Floor Enlarged Plan",
  - .3 A-112, titled "Ground Floor Enlarged Plan",
  - .4 A-201, titled "Exterior Elevations",
  - .5 A-404, titled "Washrooms – Enlarged Plans",
  - .6 A-404.1, titled "Washrooms – Enlarged Plans",
  - .7 A-406, titled "Public Washroom Details",
  - .8 A-406.1, titled "Public Washroom Details".

### **Part 2 Summary of Amendments to Bid Documents:**

#### **2.1 ARCHITECTURAL SPECIFICATION AMENDMENTS:**

- .1 **Add the attached Section 10 75 00 Flag Poles** to the Bid and Contract Documents.

#### **2.2 RESPONSES TO QUESTIONS RECEIVED ON BIDS & TENDERS FROM PROSPECTIVE BIDDERS:**

- .1 **Contractor Question:** "Is there a note for Tree Removal and fence removal? Is there a note for Backfill & Excavation around exterior foundation?"
  - .1 **Architect's Response:**
    - .1 The extent of tree removal is noted on drawing A-005. All trees, shrubs and plant material on the northern side of the existing building between lot line indicated and building face are to be removed and roots grubbed.
    - .2 The intent of the design is to excavate around the entire building to the least extent feasible in order to constructed the new footing and masonry ledge and up-stands illustrated on drawings.
  - .2 **Contractor Question:** "Are there details for a retaining wall for the North property line?"
    - .1 **Architect's Response:** A detail is provided on architectural drawing A-321. No retaining wall is anticipated with the exception of the wall forming the face of the new "porch" terrace and a

wall supporting soil as part of the entrance to the proposed public washrooms which are the subject of a Separate Price. A future addendum will provide structural details associated with the “porch” terrace for both the eastern side staff area and the northern side near the Council Chambers.

- .3 **Contractor Question:** “Is there a staging for the project? Town Hall area vs Future Group D area. (bathrooms and Mechanical / Electrical rooms).”
  - .1 **Architect’s Response:** The renovation of the entire building will take place in one phase. The public washrooms at the West side of the plan are to be priced separately. The area for future group D is to receive new lighting as part of this project. The existing electrical service can be utilized during construction.
- .4 **Contractor Question:** “Can window schedule be produced similar to door schedule to help clarify window type, dimension and location?”
  - .1 **Architect’s Response:** a new Architectural Drawing A-202 will be added in a future addendum to detail the window schedule and curtain wall.
- .5 **Contractor Question:** “Ceiling finishes clarification regarding open to above? Is this area open to the roof deck and purlins?”
  - .1 **Architect’s Response:** The region of the ceiling marked “paint” indicated on the RCP are intended to be open to the purlins and deck above which will be cleaned and painted in areas where it is exposed.
- .6 **Contractor Question:** “Specification on glass railing on concrete patio railing system (provide)”
  - .1 **Architect’s Response:** Refer to Section 05 73 13 Metal Balcony Guard and Railing systems.
- .7 **Contractor Question:** “Is the entire floor going to be poured as part of the tender or is it going to get broken into different portions as separate prices?”
  - .1 **Architect’s Response:** The new cast-in-place floor and the rigid insulation below it, would be placed and finished for the Town Hall spaces and the two service rooms at the western end of the building (electrical and mechanical), only. Also, included within the Separate Price is the new cast in place concrete floor and its finishing for the public washrooms. Otherwise, the Group “D” vacant tenant space will not have a new concrete floor placed over the existing concrete floor.
- .8 **Contractor Question:** “Interior block walls: are these walls left exposed? Lunchroom 019d and corridor 019e.”
  - .1 **Architect’s Response:** These concrete masonry unit walls are to receive furring and gypsum board finish with paint as indicated on the Room Finish Schedule. The notes provided on drawing A-112 also clarify this.
- .9 **Contractor Question:** “Lighting in future group D; is this to be included in the phase 1 construction?”
  - .1 **Architect’s Response:** Yes, the lighting within the future Group ‘D’ tenancy is part of this Project.
- .10 **Contractor Question:** “Are there any specifications for folding partition wall between council chamber and classroom/multifunction room?”
  - .1 **Architect’s Response:** Section 10 22 26 Operable Partition had been provided with Addendum 01.
- .11 **Contractor Question:** “Is everything shown on drawings part of base bid?”
  - .1 **Architect’s Response:** Yes, everything illustrated and described on drawings and in specifications is included with the exception of the public washrooms which are the subject of the Separate Price.

- .12 **Contractor Question:** “structural drawings doesn't show any top or bottom footing elevation can you provide elevation of bottom footing for existing building please advise.”
- .1 **Architect's Response:** The dimension from the existing top of finished grade to the bottom of the existing footings for the existing building is 1500 mm. This dimension will require field verification as excavation progresses.
- .13 **Contractor Question:** “Do you have any flow tests from fire hydrants completed within the last 12 months that you could provide us with the results? If not, we would need to complete one ASAP providing the municipality would let us do so. We would need the residual and static pressures from the hydrant flow test in order for us to determine sprinkler main and line sizes. Please advise. Thank you.”
- .1 **Architect's Response:** Attached with Addendum 01 is the GSS Engineering Consultants Ltd. “Technical Memorandum for the Wiarton Water System Analysis” dated July, 2024 which provides fire flow data.
- .14 **Contractor Question:** “Would it be possible to extend the closing date? Thanks.”
- .1 **Architect's Response:** The owner does not wish to extend the Closing Date at this time.
- .15 **Contractor Question:** “do you have question deadline, if yes please provide date and time.”
- .1 **Architect's Response:** The deadline for questions is November 27, 2025.
- .16 **Contractor Question:** “Please provide Skylight W-04 specifications”
- .1 **Architect's Response:** W-04 widow is to have an aluminum frame. Refer to Specifications Section 08 50 00 Aluminum Windows.
- .17 **Contractor Question:** “Please provide movable folding partition specifications.”
- .1 **Architect's Response:** The specification Section 10 22 26 Operable Partition is attached with Addendum 01.
- .18 **Contractor Question:** “Drawing 9/A-004, please provide more details for guard rail posts and glass panels, need specifications/detail drawings.”
- .1 **Architect's Response:** Refer to Section 05 73 13 Metal Balcony Guard and Railing systems.
- .19 **Contractor Question:** “Drawing 1/A-311, it noted canopy to receive pre-finished metal panel, however drawing 4/A-201 noted canopy to receive WD (wood cladding), please clarify. and provide finishes specifications.”
- .1 **Architect's Response:** The main entrance canopy will be clad with 2 x 6 (38 mm x 140 mm) sawn Eastern White Cedar lumber, kiln dried and milled by Wilson Home Building Centre, Liverance Lumber at 3458 Highway 6, Lions Head, Ontario.
- .20 **Contractor Question:** “Drawing 12/A-403 shows hardwood floor finishes, please provide hardwood floor specifications, and please clarify where is start point of raised floor? if it is a step at start point or to be sloped ramp?”
- .1 **Architect's Response:** No wood flooring is provided. This will be amended to show Luxury Vinyl Tile and Plank flooring specified within Section 09 65 19.
- .21 **Contractor Question:** “Drawing A-701, Finish Schedule, please confirm that Electrical Room 054 no wall finishes and floor finishes.”
- .1 **Architect's Response:** Electrical Room 054 is to be finished with a sealed concrete floor and painted wall finish.

- .22 **Contractor Question:** "Please clarify if all exterior curtain wall /windows to receive roller shades? there is a section detail 5/A-311 mentioned roller shade, please provide roller shade specifications."
- .1 **Architect's Response:** Roller shades will be required for all curtain wall and office windows. A specification Section will be issued in a future addendum.
- .23 **Contractor Question:** "Drawing 12/A-403 shows handrail, please provide specifications for handrail."
- .1 **Architect's Response:** Refer to Section 05 73 13 Metal Balcony Guard and Railing systems.
- .24 **Contractor Question:** "Drawing 12/A-403 shows hardwood floor finishes, please provide hardwood floor specifications, and please clarify where is start point of raised floor? if it is a step at start point or to be sloped ramp?"
- .1 **Architect's Response:** the start of the ramp shall meet the finished floor without a step. No wood flooring is provided. This will be amended to show Luxury Vinyl Tile and Plank flooring specified within Section 09 65 19.
- .25 **Contractor Question:** "Please clarify if door access control/CCTV is part of GC's scope of work? kindly provide door access control/CCTV specifications if to be included in GC's scope."
- .1 **Architect's Response:** Electrical power to device boxes is required in the Base Price for the access control work. The location of these devices is marked on the Electrical Engineering Drawings. It is anticipated that some doors have electric strikes (ES) and card readers (CR). For these devices, power is required as part of Base Price.
- .26 **Contractor Question:** "If any AV scope for this tender."
- .1 **Architect's Response:** A cash allowance is included in Division 01 specifications.
- .27 **Contractor Question:** "If there is a base building fire alarm vendor that GC must use?"
- .1 **Architect's Response:** All fire alarm components are new and no part of existing fire alarm will be salvaged.
- .28 **Contractor Question:** "Drawing M301, please provide sprinkler head layout for pricing purpose."
- .1 **Architect's Response:** The sprinkler system design shall be delegated to the sprinkler system trade as described in the Bid Documents. The mechanical drawings provide zones to describe the location for various pre-determined head types.
- .2 **Contractor Question:** "Could you please clarify whether the Polished Concrete scope of work applies to this project? The room finish schedule only lists "Concrete," while the floor finish plan indicates "Polished Concrete" in those areas. Additionally, no specifications for Polished Concrete have been provided."
- .3 **Architect's Response:** There is no polished concrete in the Project. All exposed concrete within service rooms shall be sealed concrete.
- .29 **Contractor Question:** "Section 07 46 23 specified WOOD SIDING, SOFFIT AND TRIM to be by Fraserview, 6630 144th Street, Surrey, British Columbia, Canada, I get the response from Gary Gill at Fraserview, they are not interested in this project, please provide alternate products."
- .1 **Architect's Response:** The main entrance canopy will be clad with 2 x 6 (38 mm x 140 mm) sawn Eastern White Cedar lumber, kiln dried and milled by Wilson Home Building Centre, Liverance Lumber at 3458 Highway 6, Lions Head, Ontario. The previously specified western red cedar material is deleted from the Project.

- .30 **Contractor Question:** "I would like to kindly request an extension of the closing date for this tender by 2-3 weeks. The current two-week deadline does not allow sufficient time for our subcontractors to provide competitive pricing. Thank you for considering this request."
- .1 **Architect's Response:** The owner does not wish to extend the Closing Date at this time.
- .31 **Contractor Question:** "Please, let us know if this project require unionized workers."
- .1 **Architect's Response:** It is not a requirement of this Project for the workers to be unionized.
- .32 **Contractor Question:** "Drawing 1/A-403 shown a folding partition between rooms 034a and 033a. Drawing 14/A-403 mentions the folding partition is a Modern-Fold Acousti-Seal. Could you please provide the specifications for Acousti-Seal folding partition? Or if you could tell us which model Acousti-Seal, the STC Value and finish, we could get started on pricing it."
- .1 **Architect's Response:** The specification Section 10 22 26 Operable Partition is attached with Addendum 01.
- .33 **Contractor Question:** "Drawing A-130 had three (3 ) windows indicated as W4A. The window schedule does not have a window type W4A. Please provide and elevation with sizes for this window type."
- .1 **Architect's Response:** Window W-04 is mounted in the skylights. The window frame is to be aluminum and the glass a sealed, insulating, double-glazed unit. An elevation of this window is provided on Architectural Drawing A-130 in Addendum 01.
- .34 **Contractor Question:** "On drawing A-201 the window schedule has the windows tagged W-03. There are exterior windows tagged W-03 in rooms 023 and 027, as well as interior window in room 011 and 032. What is the proper designation and makeup for the interior windows."
- .1 **Architect's Response:** Window legend has been revised and included within Addendum 01. Interior windows are to be W-05; single-glazed, laminated glass, Duranar thermally set acrylic enamel paint.
- .35 **Contractor Question:** "Drawing A-111, door schedule; Should doors 011, 024, 033b and 034b (not included in the schedule) be frames type c. Should door 048 be door type D and since it is in a stairway, does it need to be fire rated?"
- .1 **Architect's Response:** Door 048 in stairwell has a 45 minute FRR and its elevation is updated to be 'A' (flush, hollow-steel door with no glass). Yes doors 011, 024, 033b, and 034b are to be frame type 'C'. Door schedule on drawings A-111 and A-112 are updated to indicate these changes.

## 2.3 ARCHITECTURAL DRAWINGS ARE REVISED:

- .1 Drawing A-005 "Site Plan – Demolition" is revised to note the removal of any fencing on site prior to construction.
- .2 Drawing A-111 is revised as follows:
- .1 Detail 1 "Ground Floor – 1:50" is reduced to show less of the floor plan.
- .2 Window schedule and elevations are **ADDED** to the page.
- .3 Detail 10, "Electrical Room – Enlarged Plan" is **ADDED** to the page.
- .4 Note H-12 is **ADDED** to door hardware schedule
- .3 Drawing A-112 "Ground Floor Enlarged Plan" is **ADDED** to drawing set to provide clarity on the number of doors and windows as well as their locations, finishes and glazing types.
- .4 Elevations drawing A-201 is revised as follows:

- .1 Windows W-01, W-02, and W-03 are **MODIFIED** to include operable panels, dimensions are indicated on window legend.
- .2 Exterior elevations are **MODIFIED** to include mechanical grilles.
- .5 Washroom drawings A-404, A-404.1, A-406, and A-406.1 are revised as follows:
  - .1 Floor drain locations previously indicated on mechanical drawings are **ADDED** to enlarged plans.
  - .2 Concrete block walls at public washroom are to be full height to underside of metal roof deck. **DELETE** railings and F.R.R. of ceiling assembly to mechanical service space. Details 2 and 3 on drawing A-406.1 are **MODIFIED** to show the above changes.

**End of Tender Addendum.**

**Part 1 General**

**1.1 RELATED REQUIREMENTS**

- .1 Section 03 30 00 Cast-in-Place Concrete
- .2 Section 31 00 00 Earthwork, General Site Work and Utilities
- .3 Section 31 42 00 Granular Sub-Base
- .4 Section 32 93 45 Landscaping

**1.2 SECTION INCLUDES:**

- .1 Supply and installation of flag poles and concrete flag pole base with all necessary reinforcing and anchor bolts to resist wind load specified.
- .2 Supply and install 1 Canadian Flag and 1 Town of South Bruce Peninsula flag.

**1.3 REFERENCES**

- .1 The Aluminum Association (AA)
  - .1 AA DAF-45-R2003, Designation System for Aluminum Finishes - 9th Edition.
- .2 ASTM International
  - .1 ASTM A53/A53M-10, Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated Welded and Seamless.
  - .2 ASTM A123/A123M-09, Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products.
  - .3 ASTM A480/A480M-10a, Standard Specification for General Requirements for Flat-Rolled Stainless and Heat-Resisting Steel Plate, Sheet, and Strip.
  - .4 ASTM B241/B241M-02, Standard Specification for Aluminum and Aluminum-Alloy Seamless Pipe and Seamless Extruded Tube.

**1.4 ACTION AND INFORMATIONAL SUBMITTALS**

- .1 Submit in accordance with Section 01 33 00 - Submittal Procedures.
- .2 Product Data:
  - .1 Submit manufacturer's instructions, printed product literature and data sheets for flag pole and include product characteristics, performance criteria, physical size, finish and limitations.
- .3 Shop Drawings:
  - .1 Submit drawings stamped and signed by professional engineer registered or licensed in Province of Ontario, Canada.
  - .2 Indicate dimensions, finishes, base jointing, anchoring and support systems, cleats, halyard boxes, trucks, finials and base collar for flagpoles.

**1.5 QUALITY ASSURANCE**

- .1 Provide each flagpole as complete unit produced by single manufacturer, including fittings, accessories, bases and anchorage devices.

**1.6 DELIVERY, STORAGE AND HANDLING**

- .1 Deliver, store and handle materials in accordance with Section 01 61 00 - Common Product Requirements and manufacturer's written instructions.

- .2 Delivery and Acceptance Requirements: deliver materials to site in original factory packaging, labelled with manufacturer's name and address.
  - .1 Spiral wrap each flagpole with heavy kraft paper, wood strip and steel band, or polyethylene wrap and pack in tubing for shipment.
  - .2 Ship flagpole to installation site in one piece.
- .3 Storage and Handling Requirements:
  - .1 Store materials off ground in dry location and in accordance with manufacturer's recommendations.
  - .2 Protect flagpole during shipping, handling and storage from all damage and blemishes due to wind, vandals, other Work in progress, abrasions, bending, or chemical and concrete.
  - .3 Replace defective or damaged materials with new.
- .4 Packaging Waste Management: remove for reuse and return to manufacturer specialized padding or pallets and formed packaging materials. Route to recycling centres paper, card stock and plastics.

## Part 2 Products

### 2.1 MATERIALS

- .1 Aluminum:
  - .1 Fabricated from seamless extruded tubing in accordance with ASTM B241, alloy 6063 T6, having minimum tensile strength not less than 20 MPa and a yield point of 17 MPa. Heat treated and age hardened after fabrication.
- .2 Isolation coating: alkali-resistant bituminous paint or epoxy resin solution.

### 2.2 DESIGN CRITERIA

- .1 Flagpole, bases and anchorage devices to resist minimum wind velocity of 170 km/h unflagged, 145 km/h flagged.
- .2 Concrete slump: maximum 20 mm.
- .3 Concrete air entrainment: 6-8%.
- .4 Minimum concrete strength at 28 days next following casting: 25 mPa.
- .5 Description:
  - .1 Exposed Height: one at 12 m and one at 11m.
  - .2 Butt Diameter: 176 mm (7").
  - .3 Top Diameter: 81 mm (3.5").
  - .4 Wall Thickness: 4.7 mm (0.188 inches).
  - .5 Options and Accessories:
    - .1 Anodized aluminum, clear, 100-grit satin buff.
    - .2 Fixed anchor shoe base.
    - .3 Internal halyard: Stainless steel braided cable and durable plastic chain; locking cam cleat access door; revolving boll top.
- .6 Flag Size: 1500mm x 2420mm.



**2.3 FABRICATION**

- .1 Fabricate flagpole as complete unit including base, anchorage and fittings.
- .2 Cone tapered flagpole:
  - .1 Seamless, uniform, straight line tapered section above cylindrical butt section.
  - .2 Taper: per manufacturer's standard.
- .3 Weld in accordance to appropriate CSA Standard, by welders certified by Canadian Welding Bureau. Finish exposed welds flush and smooth.

**2.4 FIELD FABRICATION**

- .1 Fabricate bolts, anchors and mountings of hot-dipped galvanized (after fabrication) steel below ground level and when it is encased in concrete.

**Part 3 Execution**

**3.1 EXAMINATION**

- .1 Verification of Conditions: verify that conditions of substrate previously installed under other Sections or Contracts are acceptable for flagpole installation in accordance with manufacturer's written instructions.
- .2 Proceed with installation following correction of unacceptable conditions and after receipt of Contractor's written approval to proceed.

**3.2 PREPARATION**

- .1 Mark pole location and seek verification for location prior to installation.
- .2 Field verify interference with overhead items and power lines. Do not proceed with installations if power line interference exists.
- .3 Obtain Contractor's consent to location prior to commencing work.

**3.3 INSTALLATION**

- .1 Shop-apply isolation coating to metal surfaces of flagpole and base that will be in contact with concrete or below grade level.
- .2 Install flagpoles, base assemblies and fittings to match installation shown on shop drawings and manufacturer's instructions.
- .3 Provide ground stakes 1500 mm long, for positive lightning ground.
- .4 Check and adjust installed fittings for smooth operation of halyards.

**3.4 CLEANING**

- .1 Progress Cleaning: clean in accordance with Section 01 74 11 - Cleaning.
  - .1 Leave Work area clean at end of each day.
- .2 Final Cleaning: upon completion remove surplus materials, rubbish, tools and equipment in accordance with Section 01 74 11 - Cleaning.

**3.5 PROTECTION**

- .1 Protect installed products and components from damage during construction.
- .2 Repair damage to adjacent materials caused by flagpole installation.

**END OF SECTION**