

November 27, 2025

Tender Period Addendum 03

Town of South Bruce Peninsula – New Town Hall Offices

370 William Street,
Wiarton, Ontario
N0H 2T0

Issued To: All Bidders

Re: Architectural, Mechanical, Electrical, & Structural Revisions

Part 1 ATTACHMENTS:

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

- .1 Section 01 21 00 Allowances, 5-pages, 8.5"x11" size, dated October 2025.
- .2 Section 06 61 16 Solid Quartz Surfacing Fabrications, 10-pages, 8.5"x11" size, dated October 2025.

1.2 G.M. DIEMERT ARCHITECT INC. DRAWINGS:

- .1 Electronic Document Identification: PDF file attached "20251127gmda-ARCH-TSBP-Add03-DWG.pdf", 17 pages ARCH "E" size (121.92 cm x 91.4 cm), issued; "04, Add-03, ADDENDUM 03, 2025.11.27", identified as follows:
 - .1 A-002, titled "Site Plan, OBC Matrices & Details",
 - .2 A-003, titled "Site Plan – Enlarged",
 - .3 A-111, titled "Ground Floor Enlarged Plan",
 - .4 A-112, titled "Ground Floor Enlarged Plan",
 - .5 A-201, titled "Exterior Elevations",
 - .6 A-202, titled "Curtain Wall Elevations & Window Schedule",
 - .7 A-301, titled "Existing Building Sections",
 - .8 A-302, titled "Existing Wall Sections",
 - .9 A-311, titled "Wall Sections",
 - .10 A-400, titled "Reception and Millwork Details",
 - .11 A-401, titled "Coffee Station and Millwork Details",
 - .12 A-402, titled "Entrance Plans & Details",
 - .13 A-406, titled "Public Washroom Details",
 - .14 A-406.1, titled "Public Washroom Details",
 - .15 A-407, titled "Office – Enlarged Plans",
 - .16 A-501, titled "Reflected Ceiling Plan",
 - .17 A-701, titled "Ground Floor Finish Plan".

1.3 DEI CONSULTING ENGINEERS INC. MECHANICAL DRAWINGS:

- .1 Electronic Document Identification: PDF file attached "20251126DEI-MECH-ELEC-TSBP-Addendum 04.pdf", 1 page LETTER size (8.5" x 11"), for engineer job number 24099, dated "November 26, 2025", titled "Addendum 04", and 2-pages ARCH "E" size (121.92 cm x 91.4 cm), issued; "1, ISSUED FOR ADDENDUM 04, 2025.11.26", identified as follows:
 - .1 M102, titled "Schedules (2 of 2)",
 - .2 M401, titled "Ground Floor Plans Plumbing & Drainage - Renovation".

1.4 DEI CONSULTING ENGINEERS INC. ELECTRICAL DRAWINGS:

- .1 Electronic Document Identification: PDF file attached "20251126DEI-ELEC-TSBP-Addendum 03.pdf", 2 pages LETTER size (8.5" x 11"), for engineer job number 24099, dated "November 26, 2025", titled "Addendum 03", and 5-pages ARCH "E" size (121.92 cm x 91.4 cm), issued; "A, ADDENDUM 03, 2025.11.26", identified as follows:
 - .1 E101, titled "Site Plan and Legend",
 - .2 E201, titled "Details and Schedules",
 - .3 E301, titled "Ground Floor Plan Lighting - Renovation",
 - .4 E401, titled "Ground Floor & Roof Plans Power & Systems - Renovation",
 - .5 E501, titled "Distribution Riser Diagram".

1.5 GEI CONSULTANTS CANADA LTD. STRUCTURAL DRAWINGS:

- .1 Electronic Document Identification: PDF file attached "20251126GEI-STRUCT-TSBP-Addendum No1.pdf", 2 pages LETTER size (8.5" x 11"), for engineer job number 2402330, dated "November 26, 2025", titled "Structural Addendum No.1", and 16-pages ARCH "D" size (91.4 cm x 61 cm), issued; "4, ISSUED FOR ADDENDUM No.1", 2025.11.26", identified as follows:
 - .1 S1.1, titled "Structural Notes",
 - .2 S1.2, titled "Structural notes & Schedules",
 - .3 S2.1, titled "Existing Foundation Plan",
 - .4 S2.2, titled "Existing Roof Framing Plan",
 - .5 S2.3, titled "Proposed Foundation Plan",
 - .6 S2.4, titled "Proposed Roof Framing Plan",
 - .7 S3.1, titled "Building Sections",
 - .8 S4.1, titled "Wall Sections",
 - .9 S4.2, titled "Wall Sections",
 - .10 S4.3, titled "Wall Sections",
 - .11 S5.1, titled "Section Details",
 - .12 S5.2, titled "Section Details",
 - .13 S6.1, titled "Rear Canopy Structure",
 - .14 S6.2, titled "Skylight Framing",
 - .15 S6.3, titled "Roof Stair Framing",
 - .16 S6.4, titled "Front Canopy Structure".

Part 2 Summary of Amendments to Bid Documents:

2.1 CHANGE TO TENDER CLOSING TIME:

- .1 The addendum revises the previous tender closing time of 11:00am on Wednesday December 3, 2025, to be 3:00pm on Wednesday December 3, 2025.

2.2 CLARIFICATION:

- .1 The Base Bid Price will include the trenching of mechanical services below the existing concrete slab to the position of the Public Washrooms that are the subject of the Separate Price.
- .2 Also included within the Base bid are the concrete unit masonry walls surrounding the washrooms and janitorial space. Include also the new, exterior door leading into these washrooms from the northern wall of the building.
- .3 Mechanical units and light fixtures provided in area of Future Group D are part of the base bid.

2.3 ARCHITECTURAL SPECIFICATION AMENDMENTS:

- .1 **Attached Section 01 21 00 Allowances** replaces the existing specification section previously issued. Changes are highlighted in **Magenta**.
- .2 **Attached Section 06 61 16 Solid Quartz Surfacing Fabrications** replaces the existing specification section previously issued. Changes are highlighted in **Magenta**.

2.4 RESPONSES TO QUESTIONS RECEIVED ON BIDS & TENDERS FROM PROSPECTIVE BIDDERS:

- .1 **Contractor Question:** "I am assuming that we need to include the interior frames. What are the door numbers and the hardware for the pair of exterior doors at vestibule 001 as well as the exterior door along grid line 4 between grid line C and D, 033 lobby area. There is also a vestibule in this area. What is the door number and hardware. Is there and elevation for the vestibule?"
 - .1 **GMDA Response:** Aluminum doors shall be a specified within Section 08 11 16 Aluminum Doors and Frames, Commdoor 2500 Series with components and accessories to adapt to the specified curtain wall system.
- .2 **Contractor Question:** "Detail 8/A-321 calls for the caps to be 64mm deep. The specifications in section 08 44 31, page 7, item 2.3.2.2 call for 19mm caps. Which is correct?"
 - .1 **GMDA Response:** The drawings revised for Addendum 03 add the 2.5" deep cap in details. These details govern over the specification with respect to depth of the pressure cap, only.
- .3 **Contractor Question:** "What is the tentative schedule for this project?"
 - .1 **GMDA Response:** Commence work during January, 2026 and end prior to December 15th, 2026.
- .4 **Contractor Question:** "Please confirm the timing of mandatory site visit in advance, so that we can arrange the attendees."
 - .1 **GMDA Response:** Mandatory site meeting has been published for Tuesday November 25, 2025 at 1:00pm.
- .5 **Contractor Question:** "Due to the level of detail and coordination required, we need additional time to thoroughly review the drawings, obtain subcontractor pricing, and ensure our submission is accurate and comprehensive. Therefore, we are requesting an additional 2-week extension to the bid closing date."
 - .1 **GMDA Response:** Closing amended as per this addendum.
- .6 **Contractor Question:** "Can Site visit be arranged for this site?"
 - .1 **GMDA Response:** Mandatory site meeting has been published for Tuesday November 25, 2025 at 1:00pm.
- .7 **Contractor Question:** "When will a Pre-Bid site meeting be scheduled for the Contractors."
 - .1 **GMDA Response:** Mandatory site meeting has been published for Tuesday November 25, 2025 at 1:00pm.
- .8 **Contractor Question:** "Specs show Permacon, Boulevard in up to 5 colours but only 2 are listed on plan. Site Element Legend lists, UNILOCK ECO-PROMENADE ECOTERRA PERMIABLE Plan shows (and spec) PERMACON BOULEVARD TLI"
 - .1 **GMDA Response:** Spec governs, Permacon pavers to be used at parking, Addendum 01 notes this on site plan drawings. Drawing A-003 is MODIFIED to include additional accent colours for pavers.
- .9 **Contractor Question:** "Spec lists a Permacon precast curb but none are shown on the plans."
 - .1 **GMDA Response:** Permacon curbing replaces all concrete barrier curbs on the site. Retain curb-faced concrete walks and curbs joining to the streets.

- .10 **Contractor Question:** "Are the parking lot lines all inlaid pavers or are some painted lines? Please clarify."
- .1 **GMDA Response:** Parking lines and loading areas are contrasting coloured pavers. Barrier free symbols are to be painted lines.
- .11 **Contractor Question:** "Tentative Project Schedule, please provide a Tentative Project Schedule for pricing purpose"
- .1 **GMDA Response:** Commence work during January, 2026 and end prior to December 15th, 2026.
- .12 **Contractor Question:** "Bid Form - Appendix B (Separate Price and Alternative Price), please clarify the following: 1) Please clarify if Men's 056, Women's 057 and Janitorial 058 on the ground floor to be a Separate Price? if to include all architectural scope and associated mechanical/Electrical/sprinklers etc.? 2) if above noted separate price to include the mezzanine floor above? please provide a detailed scope of work for mezzanine - if to include ladder/hatch and railing (two sides of mezzanine?), if any electrical/mechanical /sprinkler at mezzanine?"
- .1 **GMDA Response:** Public washrooms, vestibule and janitorial space at West end of plan is to be a separate price from the balance of the building. Space above public washrooms to be treated as service space for mechanical equipment servicing these rooms as shown on drawings A-406 and A-406.1 included in this Addendum.
- .13 **Contractor Question:** "Please clarify if Electrical Room and Water Room to be included in base bid scope?"
- .1 **GMDA Response:** Electrical room and water room are included in the base bid.
- .14 **Contractor Question:** "NOT IN SCOPE area : 1) if all Sprinklers/Mechanical /Electrical in NOT IN SCOPE area to be included in base bid scope? 2) if any architectural /structural scope required in NOT IN SCOPE area? if wall/columns in NOT IN SCOPE area to be painted? if to receive new concrete slab in NOT IN SCOPE area. 3) Please confirm if all demolition work in NOT IN SCOPE areas to be included in base bid."
- .1 **GMDA Response:** The "Not in Scope" area only applies to the sprinkler drawings which will not be sprinklered, but lighting and mechanical shown in "future group D" are part of this project as well as the replacing of roof structure above this area. Future Group D portion of building will not receive insulation and concrete on the existing floor as part of this base bid, but exposed columns are to be painted, and all demolition are included in base bid.
- .15 **Contractor Question:** "Drawing A-701, please provide floor finishes transition strips as required."
- .1 **GMDA Response:** Refer to revised floor finishes plan provided in this Addendum. This revised drawing governs over the specifications with respect to wall base which shall be Johnsonite / Tarkett Millwork Contoured Wall Base.
- .16 **Contractor Question:** "Drawing A-701, the finishes color schedule - the finishes label is not matching floor finish legend, for example, RSF-01 and RSF-02 labelled as vinyl tile on floor finish legend, but they are labelled as Marmoleum (sheet vinyl), please clarify."
- .1 **GMDA Response:** Refer to revised floor finishes plan provided in this Addendum. This revised drawing governs over the specifications with respect to wall base which shall be Johnsonite / Tarkett Millwork Contoured Wall Base.
- .17 **Contractor Question:** "Drawing A-701, Please clarify if FTL-01 is the same as CT-01? and if FTL-02 is the same as CT-02?"
- .1 **GMDA Response:** Yes, ceramic tile CT-01 is FTL-01 and ceramic tile CT-02 is FTL-02. Drawing A-701 is revised to call all tile as "FTL".

- .18 **Contractor Question:** "Our wood siding contractor asks product of wood siding, please see below: The specification ask for western red cedar for the siding but would they entertain the use of local eastern white cedar instead? There are accouple mills that produce it here and it would be nice to use local products in the town hall. Also, we produce Log siding from local white cedar, would that be entertained as well?"
- .1 **GMDA 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. Rough-sawn 2x6 lumber is the preference, log style siding is not currently being considered.
- .19 **Contractor Question:** "Kindly provide the clarification on the following. 1. Due to the complexity of the scope of work, our subcontractor needs to visit the site. Kindly arrange a site walkthrough. 2. After the site visit, please allow adequate time for us to submit a competitive bid."
- .1 **GMDA Response:** Mandatory site meeting has been published for Tuesday November 25, 2025 at 1:00pm. The owner does not wish to extend the Closing Date at this time.
- .20 **Contractor Question:** "Please advise when a site visit is possible to review the demolition required for mechanical."
- .1 **GMDA Response:** Mandatory site meeting has been published for Tuesday November 25, 2025 at 1:00pm.
- .21 **Contractor Question:** "Drawing M501shows the six units in the grey not in scope area. Confirm they are included in the base quotation. (They are on the M101 equipment schedule)"
- .1 **GMDA Response:** These units are for the future Group D area, but are part of the base bid.
- .22 **Contractor Question:** "The drawings show an operable partition, however nothing is indicated in the specifications. Could you please confirm what model is required. Thank you."
- .1 **GMDA Response:** See specifications section 10 22 26 provided on operable partition in Addendum 01.
- .23 **Contractor Question:** "What is the anticipated completion date for this project?"
- .1 **GMDA Response:** December 15, 2026.
- .24 **Contractor Question:** "Flooring Questions: 1. What carpet and base we have to install in room 200 Attic? 2. What base we have to install at stair 201 ? VB-01 or VB-02 ? 3. What floor tile in the rooms : 0 55, 056, 057 and 058? Floor tile CT -01 or CT 02 ? 4. What wall tile in the shower rooms and in the washrooms included in the Separate Price, dwg A406 elevations 2,4, 11, 6 and 9 ?"
- .1 **GMDA Response:** 1. The attic space will not receive carpet or base, room finish schedule is revised to indicate this. 2. Stair 201 has VB-02 base colour and profile tbd. 3. Floors in public washrooms, vestibule and janitor area (055, 056, 057, and 058) are sealed concrete. Wall tile in showers is replaced with fibreglass shower shell inserts, block walls in shower area are to receive high build epoxy paint finish.
- .25 **Contractor Question:** "Please provide specs for the bicycle rack, benches or flagpole."
- .1 **GMDA Response:** Benches are deleted, flag pole spec has been issued in addendum 01. Bike rack shop drawing provided with this addendum.
- .26 **Contractor Question:** "please confirm the depth of topsoil for sod\seeded areas."
- .1 **GMDA Response:** Topsoil depth below seed or sod shall be 100mm. Topsoil in planting beds shall be 500mm in depth.
- .27 **Contractor Question:** "Is the Town accepting any of the excess fill material at their landfill site?"

- .1 **GMDA Response:** The environmental site assessment indicates soils should be accepted at the landfill but areas to the West of the site will require remediation. Ongoing testing of soils during excavation will be required.
- .28 **Contractor Question:** "Detail 9-A-003 shows Drivegrid or Geotextile on the existing subgrade under the new unit pavers. What is the extent of the Drivegrid/Geotextile? Does the whole parking lot require this treatment? The details are conflicting."
- .1 **GMDA Response:** Everywhere pavers are to be installed geotextile will be required.
- .29 **Contractor Question:** "Detail 8-A-003 shows 200mm of Granular A under the unit pavers and the note beside it says 100mm. Also, detail 22-A-002 Shows 600mm of Granular B and 150mm of Granular A under the unit pavers. What is the standard requirement for the unit paver base detail?"
- .1 **GMDA Response:** 200mm of Granular 'A' is typical beneath pavers.
- .30 **Contractor Question:** "Drawings 6/A-701 and 7/A-701: 1) it shows waterproofing membrane, please clarify if this is required? 2) it shows mortar slope, please clarify if this is required?"
- .1 **GMDA Response:** These details are removed from drawing A-701, no mortar slope or waterproofing related to flooring is to be provided.
- .31 **Contractor Question:** "Could you confirm if the open to above ceiling will be painted?"
- .1 **GMDA Response:** Yes, anywhere the ceiling is exposed will be painted except for electrical and mechanical service rooms and in future group D space.
- .32 **Contractor Question:** "Drawings A-110 and A-111, we can see partition type W1C labeled on grid line Ax and Az on drawing A-111, please provide partition types W1A and W1B on ground Floor plan A-110 to indicate where partitions W1A and W1B to be installed for pricing purpose."
- .1 **GMDA Response:** Wall tags are provided on drawing A-201 for exterior walls.
- .33 **Contractor Question:** "Drawing A-111 shows grid line Ax and Az to have existing masonry wall W1C, please clarify if grid line Ax and Az require new foundation wall /footing as per drawing 2/S4.3?"
- .1 **GMDA Response:** Yes, wall shown between gridlines Ax and Az is an existing block wall which will need foundation widening similar to detail 2/S4.3 and 2/S5.1.
- .34 **Contractor Question:** "Drawing 1/A-311: 1) please provide specifications for access door as shown. 2) Please provide roofing specifications above canopy, if to receive corrugated metal roofing?"
- .1 **GMDA Response:** Access door shall be equivalent to Bilco Type 'E' 915mm x 915mm fire rated roof access hatch.
- .35 **Contractor Question:** "Drawing 5/A-321, please provide roofing specifications, if to receive corrugated metal roofing?"
- .1 **GMDA Response:** Roof at canopy to receive roof membrane.
- .36 **Contractor Question:** "Drawing 4/A-310, please provide roofing specifications above canopy, if to receive corrugated metal roofing?"
- .1 **GMDA Response:** Roof at canopy to receive roof membrane.
- .37 **Contractor Question:** "Opening # 034b – Door schedule on A-110 & A-111 denotes Elevation "H" which is a double frame and panelled wood doors. Drawing # A111 draws it as a sidelight frame which could be either Elevation "C" or "G". See below: Please advise what is to be quoted?"
- .1 **GMDA Response:** Door 034b to be door type 'C'.
- .38 **Contractor Question:** "On the new drawings issued in Add # 2, 6 openings are now listed as ALUM/GLASS, while the frames remain PSF. This won't work. Please confirm frame material?"

- .1 **GMDA Response:** Aluminum doors will receive aluminum frames.
- .39 **Contractor Question:** "Is an extension possible?"
 - .1 **GMDA Response:** This addendum amends tender closing time.
- .40 **Contractor Question:** "Mechanical Drawing M401 indicates Drainage, Domestic Water, and Gas lines in the "Not in Scope" area (as are the Unit Heaters you noted are in scope). Would you confirm that the Plumbing and Gas lines are indeed intended to be installed in these areas and advise should there be any restrictions or access issues into these areas?"
 - .1 **GMDA Response:** Any water and gas lines required for the Town Hall to operate are part of this base bid even if they pass through the area of "not in scope" on mechanical drawings. Any plumbing and electrical / mechanical required for the separate price are within the separate price.
- .41 **Contractor Question:** "Drawings section or elevation drawing didn't indicate the existing height of the building or roof level. kindly provide the measurements."
 - .1 **GMDA Response:** Drawings A-200, A-301 and A-302 provide roof and structure dimensions of existing building.
- .42 **Contractor Question:** "Kindly provide the existing roof buildup profile."
 - .1 **GMDA Response:** Roof construction as it has been observed and understood is provided on drawings A-301 and A-302.
- .43 **Contractor Question:** "Kindly provide one week extension of time to submit the competitive bid."
 - .1 **GMDA Response:** No extension will be provided at this time.
- .44 **Contractor Question:** "The architect has asked for postform tops on the curved reception counters. It isn't possible do this with a laminate. Please advise."
 - .1 **GMDA Response:** Addendum 03 Revises the countertops at reception areas to be acrylic solid surface to allow for curves.
- .45 **Contractor Question:** "Can DEI provide more information on E101 it looks like the Outside lighting has not got a designate panel. Also it looks like there is no outside lighting controls indicated on the drawings"
 - .1 **GMDA Response:** Electrical Addendum 03 provides clarity on this.
- .46 **Contractor Question:** "Does the Cash Allowance for P fixture include the P1 fixture?"
 - .1 **GMDA Response:** P1 fixture is defined in DEI addendum 03.

2.5 ARCHITECTURAL DRAWINGS ARE REVISED:

- .1 Detail 22 on drawing A-002 is MODIFIED to show 200mm of granular 'A' base below parking lot pavers.
- .2 Drawing A-003 is revised as follows:
 - .1 Details 8 and 10 are MODIFIED to show 200mm of granular 'A' base below parking lot pavers.
 - .2 Site element legend is MODIFIED to include 3 optional permacon colours for use in paver layout. Benches are DELETED.
- .3 Drawings A-111 and A-112 are revised as follows:
 - .1 W2B walls are ADDED at chair storage and finance reception to reduce area of curved gypsum board.
 - .2 'VP 160' breathable S/A self healing membrane ADDED to wall type W1A, W1B, and W1C in wall type legend as previously described on wall sections.

- .3 38x89mm wood framing at 600mm O.C. is ADDED to wall type W1B and noted in wall type legend.
- .4 Wall type W1B is MODIFIED to include 50mm of rigid XPS foam on exterior sheathing.
- .5 References to door hardware are DELETED, cash allowance is provided for door hardware items.
- .4 Drawing A-201 is MODIFIED as follows:
 - .1 Wall tags are provided on details 1, 2, 3, and 4 to provide clarity on extents of exterior wall construction.
- .5 Drawing A-202 "Curtain Wall Elevations & Window Schedule" is added to drawing set to provide clarity on areas of curtain wall and window schedules.
- .6 Drawings A-301 and A-302 are MODIFIED to include existing frame and parapet heights.
- .7 Drawing A-311 "Wall Sections" is revised as follows:
 - .1 Details 1 is revised to include rigid XPS foam at exterior of sheathing beneath curtain wall assembly.
 - .2 Details 1 and 5 are revised to show specified curtain wall assembly.
 - .3 Detail 9 is ADDED to provide clarity at entrance vestibule where curtain wall is installed above existing concrete piers.
 - .4 Detail 10 is ADDED to provide clarity at South offices where curtain wall is installed.
- .8 Drawing A-400 "Reception and Millwork Details" is revised as follows:
 - .1 Descriptions of paint, vinyl, tile and laminate finishes are DELETED from material legend. Paint and finish selections will be made during construction from the standard range of finishes available based on products outlined in the specifications.
 - .2 Architectural and millwork notes are ADDED to drawing to provide clarity on material and finish at various locations.
 - .3 Millwork elevations are MODIFIED to include updated material selections.
- .9 Drawing A-401 "Coffee Station and Millwork Details" is revised as follows:
 - .1 Descriptions of paint, vinyl, tile and laminate finishes are DELETED from material legend. Paint and finish selections will be made during construction from the standard range of finishes available based on products outlined in the specifications.
 - .2 Architectural and millwork notes are ADDED to drawing to provide clarity on material and finish at various locations.
 - .3 Millwork elevations are MODIFIED to include updated material selections.
 - .4 Upper cabinets are ADDED to coffee stations.
- .10 Drawing A-402 "Entrance plans & Details" is revised as follows:
 - .1 Details 14-17 are ADDED to provide clarity for construction of North entrance vestibule.
 - .2 Paint colour legend is DELETED.
 - .3 Detail 5 "Plan Detail at Entrance Vestibule" is MODIFIED to include column at Recreation Programmer 005 office and revised curtain wall.

- .4 Descriptions of paint, vinyl, tile and laminate finishes are DELETED from material legend. Paint and finish selections will be made during construction from the standard range of finishes available based on products outlined in the specifications.
- .5 Detail 1 "Main Entrance Vestibule – Enlarged Plan" is MODIFIED to include square bollard with push button installed outside of the main entrance doors.
- .11 Drawings A-406 and A-406.1 are revised to include notes which clarify scope of work for the separate price.
- .12 Drawing A-407 is ADDED to drawing set to provide clarity as follows:
 - .1 Details 5 and 6 provide clarity on installation height of curtain wall assemblies at offices and entrance vestibule.
 - .2 Details 7 and 8 provide clarity about treatment of existing and new HSS columns which are exposed in offices along south façade of building.
 - .3 Detail 9 provides clarity about treatment of new HSS corner column at curtain wall at 'Spare Public Work Space' 009.
- .13 Drawing A-501 is revised as follows:
 - .1 ACT-02 is DELETED from ceiling legend.
 - .2 Soffit material at underside of entrance canopy is MODIFIED to be prefinished metal soffit, not solid wood.
- .14 Drawing A-701 is revised as follows:
 - .1 All references to carpet are DELETED from floor finish legend.
 - .2 Descriptions of paint, vinyl, and tile finishes are DELETED from material legend. Paint and finish selections will be made during construction from the standard range of finishes available based on products outlined in the specifications.
 - .3 Detail 1 is MODIFIED to show revised material selections from floor finish legend.

2.6 MECHANICAL DRAWINGS ARE REVISED:

- .1 Drawings M102 and M401 are revised to show shower insert at public washrooms.

2.7 ELECTRICAL DRAWINGS ARE REVISED:

- .1 Drawing E101 is revised as follows:
 - .1 Circuits are added for exterior lighting.
- .2 Drawing E201 is revised as follows:
 - .1 "L9" light fixture is ADDED to light fixture schedule.
 - .2 Type 'P1' catalog number is provided.
 - .3 "L2" and "L2A" Lithonia fixture catalog numbers are revised.
 - .4 Similar fixture types are provided for "L3", "L6", "L7", "L8", "B", "C", "W" and "WA" fixtures.
- .3 Drawing E301 is revised to include various changes to light fixtures and controls as described.
- .4 Addendum 04 provides clarity on lighting in showers located in public washrooms as indicated on drawing E301.
- .5 Drawing E401 is revised to include door controls as described.
- .6 Drawing E501 is revised to include updated panel and breaker design as noted.

2.8 STRUCTURAL DRAWINGS ARE REVISED:

- .1 Structural drawings are revised as noted in Structural addendum No.1.

End of Tender Addendum.

PART 1 GENERAL**1.1 SECTION INCLUDES**

- .1 Cash allowances.
- .2 Contingency allowance.

1.2 REFERENCES

- .1 Canadian Construction Documents Committee (CCDC)
 - .1 CCDC 2 Stipulated Price Contract.
 - .2 Section 00 08 12 Supplementary Conditions.

1.3 GENERAL REQUIREMENTS:

- .1 The value of each cash allowance specified herein is assigned to pay the cost associated with specific requirements of the Work and the allocation of the allowance amounts to parts of the Work is described herein.

1.4 CONSTRUCTION SCHEDULE FOR WORK UNDERTAKEN THROUGH CASH ALLOWANCE:

- .1 A schedule shall be prepared jointly by the Consultant and the Contractor to demonstrate clearly the time required to select, review, consider and authorize the procurement of goods and services assigned for purchase within cash allowance.
- .2 The dates indicated on the schedule must be determined to facilitate all aspects of administration, procurement, authorization of expense, ordering, delivery and installation in efficacious sequence to avoid a delay in the orderly and planned progress of the Work.
- .3 The schedule must be authorized by Consultant. Authorization will be provided in the form of a Supplemental Instruction.

1.5 CASH ALLOWANCE VALUES ARE INCLUDED IN THE CONTRACT PRICE:

- .1 Include within the Bid Price and the Contract Price, the value of all cash allowances stated herein and account separately for all overhead expenses together with any amount of profit that may be allocated by the Contractor against the Work associated with each cash allowance and the value of each cash allowance.
- .2 The value of each cash allowance specified herein shall be incorporated into the Contract Price at the full value stipulated for each cash allowance without deductions or allowances associated with applicable taxes or any other consideration.
- .3 All references to Contract Price shall bear the same meaning as "Bid Price" during the Bidding Period and prior to the execution of the Contract.

1.6 HARMONIZED SALES TAX (HST) ASSOCIATED WITH THE VALUE OF CASH ALLOWANCES:

- .1 Cash allowance values stipulated herein do not incorporate HST. HST will be accounted separately and in addition to the stated value of each cash allowance.
- .2 HST associated with the value of all cash allowances will be calculated and incorporated into the Contract Price in accordance with the terms of the Contract.

1.7 OTHER WORK AND SERVICES ASSOCIATED WITH CASH ALLOWANCES:

- .1 The cost for the following work and services shall be calculated by the Contractor and incorporated into the Contract and the Contract Price

by the Contractor and the cost shall not be considered to be incorporated within the value of cash allowances:

- .1 Overhead and Profit:
 - .1 Refer to CCDC 2 GC.
 - .2 The Contract Price and not the stipulated value of any cash allowance specified herein shall include:
 - .1 All of the Contractor's overhead expense associated with the stated value of the cash allowances together with the overhead expense that is associated with all work and services associated with the cash allowances, including, but not limited to, the provision of any supplementary material, labour and administrative services rendered by the Contractor in respect of the cash allowances specified.
 - .2 The value of any profit calculated by the Contractor that the Contractor may allocate, or associate or attribute to the specified amount or value of any cash allowance.
 - .3 The value or amount of profit that the Contractor may calculate and allocate or associate or attribute to the Contractors calculated value of the Work that is included within the Contract Price and associated the stipulated cash allowance values or that is otherwise incorporated into the Contract Price as is stipulated within this Section.
 - .4 The cost of the Contractor's and the affected Sub-Contractors' site supervision, insurance, overhead charges, administrative charges and any allowance for profit.
 - .5 The value of bid bonds, performance and labour and materials payment bonds and insurance.
- .2 Cash Allowance Contract Administration:
 - .1 The Contract Price includes all expense and all cost incurred by the Contractor that is associated with the procurement, management and administration of all aspects of the Work associated with each cash allowance including field supervision.
 - .2 The Contractor shall provide the services required to arrange the supply of labour, accommodate delivery at the job site and provide the services associated with items procured under cash allowances where such services are specified herein to be included within the Contract Price, including, where applicable, the cost of services devoted to the final installation of the items in the field.
 - .3 Contractor shall prepare or obtain itemized quotations for Work procured under cash allowances from multiple potential sub-contractors for each cash allowance unless a supplier is stipulated in the Contract.
 - .4 Contractor shall perform services utilizing its own forces or execute sub-contracts with selected Sub-Contractors who will perform the Work associated with each cash allowance. Each sub-contract is between the Contractor and the Sub-Contractor. Each such sub-contract shall contain terms and conditions commensurate with the Contract.
 - .5 Contractor shall provide schedules, shop drawings, product literature, lists and tracking documents associated the Work of each cash allowance item.
 - .6 As described herein, when the labour required to install items purchased under a cash allowance is to be included within the Contract Price, the Contractor shall calculate the value of the labour associated with items and services allocated to cash allowance amounts and incorporate same, together with any overhead and profit amount, within the Contract Price.
 - .7 The cost of the Contractor's and the affected Sub-Contractors' site supervision, insurance, overhead charges, administrative charges and any allowance for profit.
 - .8 The value of bid bonds, performance and labour and materials payment bonds and insurance.
- .3 For goods and services purchased using funds within a cash allowance, the Bid and Contract Prices must incorporate the following Work and this Work shall not subsequently become charged against the value of the cash allowance:

- .1 All administrative Work including:
 - .1 the Work required to obtain multiple, competitive prices for all items purchased under a cash allowance when a single, preferred supplier is not otherwise identified, and
 - .2 all necessary bookkeeping and accounting Work associated with maintenance of appropriate financial records of the transactions and payment of invoices for goods and services purchased under cash allowances,
 - .3 and all aspects of payment applications, progress draws and project accounting related to cash allowance amounts.
- .2 All cost associated with submittals including product data sheets, colour charts, shop drawing preparation and the process required to review same, together with all associated handling, correspondence, courier charges, technical coordination with sub-contractors and the Contractor's field personnel, field measurement and similar research, project supervision and communications associated with these tasks.
- .3 All cost associated with maneuvering goods on the job site, removal of packaging, handling, and storage and cleaning and the cost of any disposal or recycling services required.
- .4 All cost associated with construction and installation aids used in the construction process including cranes, lifts, scaffold, ladders and temporary support of pre-existing structures.
- .5 All cost associated with installation for all items purchased using a cash allowance accounting process where the cash allowance is associated with materials that are supplied, only. The services and materials incorporated into the Bid and Contract Prices shall include, but are not limited to, installation of the items accounted as part of a cash allowance, miscellaneous hardware and fasteners, preparation of subtrades and previously installed materials, cutting, coring, boring, patching, wood blocking, final cleaning, waste disposal and similar work and all cost associated with layout in the field, field measurement and coordination with other Work and Sub-Contractors.
- .6 The cost of the Contractor's and the affected Sub-Contractors' site supervision, insurance, overhead charges, administrative charges and any allowance for profit.
- .7 The value of bid bonds, performance and labour and materials payment bonds and insurance.

1.8 LABOUR ASSOCIATED WITH THE SCOPE OF CASH ALLOWANCE WORK:

- .1 When labour associated with goods and services purchased under a cash allowance is included within the Contract Price, the labour includes the Work of any associated or affected Sub-Contractor and the affected Sub-Contractors shall include within their portion of the Contract and Bid Prices for the Work all of the services required to:
 - .1 select products, and review product literature;
 - .2 to process shop drawings and other submissions;
 - .3 perform the Work required to conduct field measurement, layout of the Work in the field and to coordinate technical requirements with other parts of the Work;
 - .4 the work required to receive, unpack and, where specified, install, products including the cost of construction machinery and equipment, handling of materials on the job site, unloading, storage and other expenses incurred in performing Work in the field.
 - .5 Installation labour for cash allowance items includes the cost of services required to complete adjustments, balance, commission, clean and otherwise attend to the Work in progress as is consistent with the common requirements of the project.
 - .6 the cost of the Contractor's and the affected Sub-Contractors' site supervision, insurance, overhead charges, administrative charges and any allowance for profit.
 - .7 the value of bid bonds, performance and labour and materials payment bonds and insurance.

1.9 PROCEDURE FOR ALLOCATION OF COST TO ALLOWANCES:

- .1 The Contractor shall provide a detailed financial accounting of the expenditures allocated to the account of all cash allowances in accordance with the items assigned to the allowance and described below. This accounting shall include the submission of all relevant receipts, purchase orders, contracts and quotations associated with all items and services attributed for payment through application of a cash allowance. No overhead and profit shall be separately applied by the Contractor to the value of goods and services purchased through cash allowances, rather, all overhead and profit expense shall be embedded within the Contract Price.
- .2 The Contractor shall clearly identify expenditures allocated to the specified cash allowances that are not anticipated by this Section when the Contractor considers the expenditure to be eligible for inclusion within any specified cash allowance.
- .3 The Consultant and the Owner shall review all of the Contractor's detailed accounting of expenditures proposed for application against the value of any cash allowance and the Owner and the Consultant must approve the allocation and expense before the Contractor may allocate project funds to the account for any cash allowance.
- .4 The Consultant shall provide a Change Order to signify the Consultant's agreement with the Contractor's detailed accounting of expenditures made on account of allowances and the Owner may elect to execute the Change Order. The execution of the Change Order by the Owner signifies the Owner's authorization of the expenditure.
- .5 Following receipt by the Contractor of an executed Change order, the Contractor shall incorporate the accounting into the progress payment process and maintain this accounting continuously during the full course of the Work.
- .6 Any cash allowance that is not fully expended during the course of the Work may be assigned to pay the cost of Work that is found to have exceeded the value of any other cash allowance.
- .7 Contract Price will be adjusted by a written order to account for excess or deficit in the Contractor's expenditures related to the total aggregated value of all cash allowances taken together.
- .8 The accumulated value of unexpended cash allowances shall be removed from the Contract Price through written Changed Order. This accumulated value is therefore, a credit applied to the Contract Price in favour of the Owner.
- .9 When the Contractor incurs cost allocated to a cash allowance that exceeds the value of the cash allowance assigned within this Section, the Contractor will be compensated for the excess incurred and substantiated through allocation of the excess against the account of any or all other cash allowance values in the first instance or through issuance of a written order to increase the Contract Price if the value of all cash allowances has been expended under Contract.
- .10 Should the value of expenditures made against the accumulated total of all cash allowance values exceed the sum of value of all cash allowances, the contractor shall be eligible to receive overhead and profit calculated on the amount of the excess of expenditure compared to the aggregate balance of all cash allowances taken together, only. The value of the overhead and profit added to the amount shall be equal to the overhead and profit allocated under CCDC 2 - 2020 Changes in the Work.
- .11 Include within progress payment statements accounting for all Work authorized under cash allowances for all monthly applications for payment.
- .12 The Consultant shall provide a Change Order to document expenditures in accordance with the CCDC 2 - 2020, Part 4.

1.10 SCHEDULE OF CASH ALLOWANCES:

- .1 Amount of each allowance, for Work specified in respective specification Sections follows. All allowances shall be included within the Bid Price.
- .2 Contractor shall include a cash allowance value equal to the amounts listed below within the Bid and Contract Price. These allowances shall not include HST which will be accounted during the processing of claims made for payment of work associated with the Cash Allowances.
- .3 Field Engineering – Site Work:
- | | | |
|----|--|--------------|
| .1 | Materials Testing (building materials and concrete): | \$15,000.00 |
| .2 | Review of Bearing Capacity and sub-surface conditions: | \$20,000.00 |
| .3 | Testing of Excavated Soil and Excess Soil: | \$40,000.00 |
| .4 | Testing of existing paint for presence of lead: | \$20,000.00 |
| .5 | Removal of soil found to contain hazardous substances: | \$150,000.00 |
| .6 | Moisture emission from new concrete sub-floor: | \$10,000.00 |
- .4 Swinging Door Hardware:
- .1 Finished **door hardware for swinging door openings** including hinges, electric strikes, magnetic locks, standard latch and lock sets, deadlocks, kick plates, push and pull handles, weather strips and sound seals, automatic door bottoms are included within the Cash Allowance. Provide a Cash Allowance for swinging and sliding door openings of **\$250,000.00**
- .1 Hardware cash allowance effect on electrical divisions:
- .1 This cash allowance amount shall not include the cost of the following services and items, all of which are to be included within the Contract Price:
- .1 Conduit and pull strings must be supplied and installed by electrical divisions to magnetic locks, card reader, Intercom, and electrified hardware or electric strikes.
 - .2 120-volt conductors and associated connections to building electrical system, junction boxes, breakers and accessories required for magnetic locks, intercom, and electrified hardware or electric strikes shall be supplied and installed by electrical divisions.
 - .3 Fire alarm conductors, conduit, low-voltage conductors, data conductors and all interconnection to hardware, duress and camera equipment as necessary.
 - .4 Hardware associated with Division 6 cabinetry and carpentry shall be included within the Contract Price.
- .5 **Audio/Visual System:** Dynamix.ca Cash Allowance of \$75,000.00
- .6 **Security Devices and Conductors:** cash allowance of \$75,000.00
- .7 **Quarried Stone Masonry Veneer – Supply, only of quarried stone masonry veneer:** \$180,000.00
- .1 Masonry ties and reinforcement, cement, mortar, sand and labour to install the materials shall be included within the Contract Price.
- .2 Masonry materials for concrete unit masonry and all lintels and reinforcing are included within the Contract Price.
- .8 **Council Chambers Acoustic Wall Treatments:** \$150,000.00.
- .9 **High Density Shelving Supply and Assembly:** \$100,000.00.

1.11 CONTINGENCY ALLOWANCE

- .1 Include in the Contract Price a Contingency Allowance of \$600,000.00

PART 2 PRODUCTS - NOT USED; EXECUTION - NOT USED

END OF SECTION

PART 1 General**1.1 RELATED SECTIONS**

- .1 Section 06 10 00 Rough Carpentry
- .2 Section 06 20 00 Finished and Fine Carpentry
- .3 Section 06 41 00 Millwork, Fine Carpentry, Cabinetry and Plastic Laminate
- .4 Section 07 92 00 Joint Sealants
- .5 Section 09 11 00 Steel Stud Wall Framing and Furring
- .6 Section 09 21 16 Gypsum Board Assemblies
- .7 Mechanical Divisions for installation of sinks.

1.2 SECTION INCLUDES

- .1 Field measurement of framing installation.
- .2 Examination of installation circumstances.
- .3 Fabrication of solid surface base, cap and trim to profiles shown on drawings.
- .4 Scribing of materials to fit installation circumstances.
- .5 Post-installation buffing and polishing.

1.3 SUMMARY

- .1 Section Includes: Provide solid surfacing fabrications including but not limited to following:
 - .1 Cabinetry and countertops with solid surfacing finish shown on drawings.
 - .2 Window sills for some windows illustrated on architectural drawings.

1.4 DEFINITION

- .1 Solid Quartz Surfacing:
 - .1 Solid Quartz Surface: Quartz surface materials generally consist of natural quartz particles, reacted monomers and resins, pigments and various performance-enhancing additives manufactured as slabs of various specific calipers. Quartz surface materials are solid, non-porous and homogeneous and exhibit strength, hardness and durability.
 - .2 Colour and patterns selected by the architect from manufacturer's full range of colours and patterns.
 - .3 Use solid Quartz Surfacing for selected countertops on millwork.
- .2 Solid Acrylic Surfacing:
 - .1 Solid homogeneous sheet blended with acrylic resins, ATH mineral fillers, and pigments, color throughout full thickness: 1/3 acrylic resin (PMMA) and approximately 2/3 natural minerals. Minerals are composed of aluminum trihydrate (ATH), and where necessary for sinks, and lavatories, utilize acrylic-modified polyester resin.
 - .2 Select product sheet sizes and thickness to best advantage and to suit the application.
 - .3 Colour and patterns selected by the architect from manufacturer's full range of colours and patterns.
 - .4 Use Corian Acrylic Resin Solid Surfacing on selected millwork components and the following:
 - .1 Window sills throughout the Town Hall portion of the building – every window and curtain wall.
 - .2 Transaction tops and counter tops for reception areas and within Council Chambers.
 - .3 vanity tops with staff and public washrooms with sinks and cove backsplashes.

1.5 REFERENCES

- .1 ANSI/NPA A208.2-09 Medium Density Fiberboard (MDF) For Interior applications.
- .2 ASTM C920-14a Standard Specification for Elastomeric Joint Sealants
- .3 ASTM D638-10 Standard Test Method for Tensile Properties of Plastics

- .4 ASTM D785-08 Standard Test Method for Rockwell Hardness of Plastics and Electrical Insulating Materials
- .5 ASTM D790-10 Standard Test Methods for Flexural Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials
- .6 ASTM D5420-10 Standard Test Method for Impact Resistance of Flat, Rigid Plastic Specimen by Means of a Striker Impacted by a Falling Weight (Gardner Impact).
- .7 ASTM E84-14 Standard Test Method for Surface Burning Characteristics of Building Materials
- .8 ASTM E228-11 Standard Test Method for Linear Thermal Expansion of Solid Materials with a Push-Rod Dilatometer.
- .9 ASTM G21-13 Standard Practice for Determining Resistance of Synthetic Polymeric Materials to Fungi
- .10 ASTM G22-76(96) Standard Practice for Determining Resistance of Plastics to Bacteria.
- .11 ASTM G155-13 Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials
- .12 CSA B45.5-11/IAPMO Z124-2011 Plastic Plumbing Fixtures
- .13 CSA O115-M82 Hardwood and Decorative Plywood
- .14 NFPA 255-06 Standard Method of Test of Surface Burning Characteristics of Building Materials
- .15 NSF/ANSI 51-07 Food Equipment Materials
- .16 SCAQMD Rule 1168 Adhesive and Sealant Applications (amended January 2005)
- .17 CAN/ULC-S102-07 Standard Method of Test for Surface Burning Characteristics of Building Materials and Assemblies
- .18 UL 723 Standard for Test for Surface Burning Characteristics of Building Materials
- .19 UL Environment Standard for Chemical Emissions for Building

1.6 QUALITY ASSURANCE

- .1 Qualifications:
 - .1 Fabricator shall employ skilled workers who custom fabricate products similar to those required for this project and whose products have a record of successful in-service performance. A minimum history of 5-years with projects of similar size and complexity is required.

1.7 WARRANTY

- .1 Warranty shall provide material and labour required to repair or fabricate using new materials to replace defective materials, including cost of removal of original material and installation of new material.
- .2 Installer's Warranty: installation of manufacturer's material shall be guaranteed to be without defect for a period of 2-years next following the date of Substantial Performance of the Contract. Defects shall include, but are not limited to, failure of adhesives, delamination of material from substrate, discolouration not caused by use in service, warp or other distortion of the material not caused by use in service, cracking or splitting not caused by use in service.
- .3 Manufacturer Warranty: Provide manufacturer's standard warranty for material only for period of 10 years against defects and deficiencies.
- .4 Promptly correct any defects or deficiencies which become apparent within warranty period, to satisfaction of Owner and at no expense to Owner.
- .5 Damage caused by physical or chemical abuse or damage from excessive heat occurring during use by the Owner (during service) of the installed materials will not be warranted.

1.8 SUBMITTALS

- .1 Warranty certificates complete with date of substantial performance of the Work. One certificate shall warrant the product (material) and bear the manufacturer's name. A second warranty certificate shall name the fabricator and installer and provide a warranty for fabrication and installation.
- .2 Shop drawings:

- .1 Show location of each item, dimensioned plans and elevations, large-scale details, attachment devices and other components.
- .2 Show full-size details, edge details, thermoforming requirements, attachments, etc.
- .3 Show locations and sizes of furring, blocking, including concealed blocking and reinforcement specified in other Sections.
- .4 Show locations and sizes of cutouts and holes for devices, utility boxes and fixtures installed in solid surface.
- .3 Verification Samples:
 - .1 For each type of product indicated.
 - .1 Submit minimum 6-inch by 6-inch sample in specified gloss.
 - .2 Cut sample and seam together for representation of inconspicuous seam.
 - .3 Indicate full range of color and pattern variation.
 - Approved samples will be retained as a standard for work.
- .4 Product data:
 - .1 Indicate product description, fabrication information and compliance with specified performance requirements.
 - .2 Test and Evaluation Reports: Submit flammability test reports confirming compliance with NSF/ANSI 51.
- .5 Maintenance data:
 - .1 Submit manufacturer's care and maintenance data, including repair and cleaning instructions.
 - .2 Maintenance kit for finishes shall be submitted.
 - .3 Include in project closeout documents.
- .6 Mock-Up:
 - .1 Mock-up countertop associated with one part of a reception area cabinet.
 - .2 Notify the architect two weeks in advance of the date of when the mock-up will be delivered.
 - .3 Should mock-up not be approved, re-fabricate and reinstall until approval is secured.
 - .4 Remove rejected units from project site.
 - .5 After approval, the mock-up may not become a part of the project.
 - .6 This mock-up, once approved, shall serve as a standard for judging quality of all completed units of work.
- .7 Maintenance Materials:
 - .1 Provide literature describing use and care of materials including acceptable cleaning agents and practices.

1.9 WASTE MANAGEMENT AND DISPOSAL

- .1 Separate and recycle waste materials in accordance with Section 01355 - Waste Management and Disposal.
- .2 Remove from site and dispose of packaging materials at appropriate recycling facilities.
- .3 Collect and separate for disposal paper, plastic, polystyrene, box board corrugated cardboard, packaging material in appropriate on-site bins for recycling in accordance with Waste Management Plan.

1.10 DELIVERY, STORAGE AND HANDLING:

- .1 Deliver no components to project site until areas are ready for installation.
- .2 Store components indoors prior to installation.
- .3 Handle materials to prevent damage to finished surfaces.

- .4 Provide protective coverings to prevent physical damage or staining following installation for duration of project.

PART 2 Products

2.1 MANUFACTURERS

- .1 Subject to compliance with requirements, provide products by one of the following:
 - .1 Corian Quartz by DuPont (formerly known as DuPont Zodiaq Quartz Surface) www.corianquartz.com.
 - .1 Products: Corian Quartz - colour selected by architect from standard range; marked on the drawing as Quartz Solid surface.
 - .2 Corian Solid Surface manufactured by Corian Design Experimental Station, Wilmington, Delaware, a division of DuPont.
 - .1 Solid homogeneous sheet blended with acrylic resins, ATH mineral fillers, and pigments, color throughout full thickness: 1/3 acrylic resin (PMMA) and approximately 2/3 natural minerals. Minerals are composed of aluminum trihydrate (ATH), and where necessary for sinks, and lavatories, utilize acrylic-modified polyester resin.
 - .2 Select product sheet sizes and thickness to best advantage and to suit the application.
 - .3 Colour and patterns selected by the architect from manufacturer's full range of colours and patterns.
 - .4 Manufacturer List: Products of following manufacturers are acceptable subject to conformance to requirements of Drawings, Schedules and Specifications:
 - .1 Corian® by DuPont; www.corian.com
 - .2 Samsung Chemical USA (excluding Tempest Series); www.staron.com
 - .3 Wilsonart Contract (excluding 025 series); www.wilsonartcontract.com
 - .4 Substitution Limitations: This Specification is based on DuPont's Products. Comparable Products from manufacturers listed herein will be accepted provided they meet requirements of this Specification.
 - .5 Solid Surface Material:
 - .1 Non-porous, homogeneous material maintaining the same composition throughout the part with a composition of acrylic polymer, aluminum trihydrate filler and pigment; not coated, laminated or of composite construction; meeting following criteria:
 - .2 Flammability: Flame Spread Index: 0 and Smoke Development Index: 5 when tested to CAN/ULC-S102.
 - .3 *Verify compliance with this requirement when used in food preparation and local authority requirement.*
 - .4 Food Equipment Material Compliance: Food Zone to NSF/ANSI 51.
 - .5 Ensure material has minimum physical and performance properties specified under "Performance/Design Criteria".
 - .6 Ensure superficial damage to a depth of 0.25 mm (0.010") is repairable by sanding and polishing.
 - .7 Adhesive for Bonding to Other Products: One component silicone to ASTM C920.
 - .8 Sealant: A standard mildew-resistant, FDA/UL® [and NSF/ANSI 51 compliant in Food Zone area,] recognized silicone colour coordinated sealant or clear silicone sealants.
 - .9 Sink/Bowl Mounting Hardware: Manufacturer's approved bowl clips, brass inserts and fasteners for attachment of undermount sinks/bowls.
- .5 COMPONENTS
 - .1 Refer to Corian Technical Bulletin K-25291 – Structural Support.

- .2 Window Sills: 12 mm (1/2") thick solid surface material, adhesively joined with inconspicuous seams, edge details as indicated on Drawings. Provide 1" thickness for all exposed edges. Support solid surface at minimum 305 mm on centre across sill. Colour selected later by Consultant from manufacturer's full colour range.
- .3 Counter Perimeter Frame: Ensure 19 mm (3/4") thick, moisture resistant cores for counter tops in wet areas having sinks or lavatories are 19 mm (3/4") thick exterior grade plywood with waterproof adhesive, CSA O115-M (G/SO) Fir or Poplar plywood, veneer core only.
- .6 Fabrication:
 - .1 Fabricate components in shop to greatest extent practical to sizes and shapes indicated, in accordance with approved Shop Drawings and solid surface manufacturer requirements. Form joints between components to create inconspicuous seams, using manufacturer's standard joint adhesive. Provide factory cutouts for plumbing fittings and bath accessories.
 - .2 Thermoform corners and edges or other objects to form radiused shapes prior to seaming and joining. Cut components larger than finished dimensions and sand edges to remove nicks and scratches. Heat entire component uniformly prior to forming.
 - .3 Ensure no blistering, whitening and cracking of components during forming.
 - .4 Fabricate backsplashes from solid surfacing material with radius cove where counter and backsplashes meet. Backsplashes for most colours may be fabricated by traditional means discussed in K-25294 *Backsplashes*. Colours with metallic/mica particle or veined colours creating directional aesthetics (K-26833 *Directional Aesthetics*) may require the techniques in Technical Bulletin K-28235 *Thermoformed Backsplash*.
 - .5 Fabricate joints between components using manufacturer's standard joint adhesive. Ensure joints are inconspicuous in appearance and without voids. Attach 50 mm (2") wide reinforcing strip of solid surface material under each joint. Reinforcing strip of solid surface material is not required when using DuPont™ Joint Adhesive 2.0.
 - .6 Rout and finish component edges to a smooth, uniform finish. Rout cutouts, then sand edges smooth. Repair or reject defective or inaccurate work.
 - .7 Finish: Ensure surfaces have uniform finish:
 - .8 Provide the following standard finish:
 - .1 Matte, with a 60° gloss rating of 5 - 20.

2.2 SOLID SURFACING - CORIAN QUARTZ MATERIAL:

- .1 Generally consisting of natural quartz particles, reacted monomers and resins, pigments and various performance-enhancing additives manufactured as slabs of various specific calipers. Quartz surface materials are solid, non-porous and homogeneous and exhibit strength, hardness and durability; meeting following criteria:
 - .1 Flammability: Flame Spread Value (FSV): ≤5 and Smoke Development Value (SDV): ≤40 when tested to CAN/ULC-S102 for 2 cm (3/4") and FSV: 0 and SDV: ≤10 when tested to CAN/ULC-S102 for 3 cm (1-1/4").
 - .2 Food Equipment Material Compliance: Food Zone to NSF/ANSI 51.
 - .3 Ensure material has minimum physical and performance properties specified under "Performance/Design Criteria".
 - .4 Sink/Bowl Mounting Hardware: Manufacturer's approved bowl clips, brass inserts and fasteners for attachment of undermount sinks/bowls.
 - .5 Heat Reflecting Tape: Manufacturer's standard aluminum foil tape, with required thickness, for use with cutouts near heat sources.
 - .6 Insulating Nomex Fabric: Manufacturer's standard for use with conductive tape in insulating solid surface material from adjacent heat source.

- .7 Adhesive for Bonding to Other Products: One component silicone to ASTM C920.
- .8 Sealant: A standard mildew-resistant, FDA/UL and NSF/ANSI 51 compliant in Food Zone area, recognized silicone colour-matched sealant or clear silicone sealants.
- .9 Lavatory Tops with Undermount Bowls: 20mm (3/4") thick countertop of solid quartz surfacing material, cast to desired profiles and sizes, having edge details as indicated on Interior Design Drawings conforming to CSA B45.5/IAPMO Z124. Undermount bowl by mechanical sub-contractor. Provide countertops complete with backsplashes of size shown on Drawings. Use undermount hardware according to manufacturer's instructions.
- .2 Components:
 - .1 Reception countertop and transaction top: 2 cm (3/4") thick solid quartz material, adhesively joined with recommended seam widths not greater than 3 mm (1/8") in finished work, edge details as indicated on Architectural Drawings. Colour: selected by architect from standard range.
 - .2 Perimeter Frame: Solid quartz material must be supported on a strong perimeter frame. Structural support is required to support the weight of solid quartz material and any external loads. 3/4" (19mm) thick plywood support material must be used.
 - .3 Supporting Seams: Solid quartz material seams require structural support. The structural support needs to be flush with the supporting substructure. 19mm Plywood support material must be used.
- .3 Fabrication:
 - .1 Fabricate components in shop to greatest extent practical to sizes and shapes indicated, in accordance with approved Shop Drawings and solid quartz manufacturer requirements. Provide factory cutouts for plumbing fittings and bath accessories as indicated on Drawings.
 - .2 Fabricate joints between components using manufacturer's standard joint adhesive.
 - .3 Ensure joints are as inconspicuous in appearance as possible and without voids.
 - .4 Provide holes and cutouts for plumbing and bath accessories as indicated on Drawings.
 - .5 Rout and finish component edges to a smooth, uniform finish. Rout cutouts, then sand edges smooth. Repair or reject defective or inaccurate work.
 - .6 Finish: Ensure surfaces have uniform finish:
 - .7 Gloss rating >45.
- .4 Fabrication Tolerances:
 - .1 Variation in Component Size: +/-3 mm (+/-1/8").
 - .2 Location of Openings: +/-3 mm (+/-1/8") from indicated location.

2.3 ACCESSORIES - CORIAN QUARTZ:

- .1 Adhesive for Bonding to Other Products:
 - .1 One component silicone to ASTM C920.
- .2 Joint adhesive:
 - .1 Manufacturer's standard one- or two-part adhesive kit to create inconspicuous, nonporous joints.
- .3 Sealant:
 - .1 A standard mildew-resistant, FDA/UL® and NSF/ANSI 51 compliant in Food Zone area, recognized silicone colour coordinated sealant or clear silicone sealants.
- .4 Sink/Bowl Mounting Hardware:
 - .1 Manufacturer's approved bowl clips, brass inserts and fasteners for attachment of under-mount sinks/bowls.
- .5 Heat Reflecting Tape:

- .1 Manufacturer's standard aluminum foil tape, with required thickness, for use with cutouts near heat sources.
- .6 Insulating Nomex fabric:
 - .1 Manufacturer's standard for use with conductive tape in insulating solid surface material from adjacent heat source.

2.4 CORIAN SOLID SURFACE:

- .1 Solid homogeneous sheet blended with acrylic resins, ATH mineral fillers, and pigments, color throughout full thickness: 1/3 acrylic resin (PMMA) and approximately 2/3 natural minerals. Minerals are composed of aluminum trihydrate (ATH), and where necessary for sinks, and lavatories, utilize acrylic-modified polyester resin.
- .2 Select product sheet sizes and thickness to best advantage and to suit the application.
- .3 Colour and patterns selected by the architect from manufacturer's full range of colours and patterns.
- .4 INSTALLATION:
 - .1 Install components plumb, level, rigid, scribed to adjacent finishes in accordance with reviewed Shop Drawings and Product installation details.
 - .2 Fabricate field joints using manufacturer's recommended adhesive, with joints being inconspicuous in finished work. Exposed joints/seams are not permitted. Keep components and hands clean when making joints. Reinforce field joints as specified herein. Cut and finish component edges with clean, sharp returns.
 - .3 Route radii and contours to template. Anchor securely to base component or other supports. Align adjacent components and form seams to comply with manufacturer's written recommendations using adhesive in colour to match work. Carefully dress joints smooth, remove surface scratches and clean entire surface.
 - .4 Install countertops with no more than 3 mm (1/8") sag, bow or other variation from a straight line.
 - .5 Adhere undermount/submount/bevel mount sinks/bowls to countertops using manufacturer's recommended adhesive and mounting hardware.
 - .6 Adhere topmount sinks/bowls to countertops using manufacturer recommended adhesives and colour-coordinated silicone sealant. Secure seam mount bowls and sinks to counter tops using colour-coordinated joint adhesive.
 - .7 Seal between wall and components with joint sealant as specified herein and in Section 07 92 00, as applicable.
 - .8 Provide backsplashes for all countertops with sinks unless otherwise illustrated. Adhere to countertops using a standard colour-coordinated silicone sealant. Adhere applied sidesplashes to countertops using a standard colour-coordinated silicone sealant. Provide coved backsplashes and sidesplashes at walls and adjacent millwork. Fabricate radius cove at intersection of counters with backsplashes to dimensions shown on reviewed Shop Drawings. Adhere to countertops using manufacturer's standard colour-coordinated joint adhesive.
 - .9 Keep components and hands clean during installation. Remove adhesives, sealants and other stains. Ensure components are clean on date of Substantial Performance of the Work.
 - .10 Coordinate connections of plumbing fixtures with Mechanical.
- .5 REPAIR
 - .1 Repair minor imperfections and cracked seams and replace areas of severely damaged surfaces in accordance with manufacturer's "Technical Bulletins".
- .6 SITE QUALITY CONTROL
 - .1 Non-Conforming Work: Replace damaged work which cannot be satisfactorily repaired, restored or cleaned, to satisfaction of Consultant at no cost to Owner.

.7 CLEANING

- .1 Remove excess adhesive and sealant from visible surfaces.
- .2 Clean surfaces in accordance with manufacturer's "Care and Maintenance Instructions".

.8 PROTECTION

- .1 Provide protective coverings to prevent physical damage or staining following installation for duration of Project.

2.5 CORIAN QUARTZ EXECUTION**.1 Examination of Job Site Conditions:**

- .1 Examine substrates and conditions, with fabricator present for compliance with requirements for installation tolerances and other conditions affecting performance of work. Proceed with installation only after unsatisfactory conditions have been corrected.
- .2 Verify actual site dimensions and location of adjacent materials prior to commencing work.
- .3 Examine cabinets upon which counter tops are to be installed. Verify cabinets are level to within 3 mm in 3 m (1/8" in 10' - 0").
- .4 Notify Consultant in writing of any conditions which would be detrimental to installation.
- .5 Commencement of work implies acceptance of previously completed work.

2.6 CORIAN QUARTZ INSTALLATION

- .1 Install components plumb, level, rigid, scribed to adjacent finishes in accordance with reviewed Shop Drawings and Product installation details.
- .2 Fabricate field joints using manufacturer's recommended adhesive. Keep components and hands clean when making joints. Reinforce field joints as specified herein. Cut and finish component edges with clean, sharp returns.
- .3 Route radii and contours to template. Anchor securely to base component or other supports.
- .4 Align adjacent components and form seams to comply with manufacturer's written recommendations using adhesive in colour to match work. Carefully dress joints smooth, remove surface scratches and clean entire surface.
- .5 Install countertops with no more than 3 mm (1/8") sag, bow or other variation from a straight line.
- .6 Adhere undermount/submount/bevel mount sinks/bowls to countertops using manufacturer's recommended adhesive and mounting hardware.
- .7 Adhere top-mount sinks/bowls to countertops using manufacturer recommended adhesives and colour-matched silicone sealant. Secure seam mount bowls and sinks to counter tops using colour matched joint adhesive.
- .8 Seal between wall and components with joint sealant as specified herein and in Section 07 92 00, as applicable.
- .9 Provide backsplashes and endsplashes as indicated on Drawings. Adhere to countertops using a standard colour-coordinated silicone sealant. Adhere applied sidesplashes to countertops using a standard colour-coordinated silicone sealant.
- .10 Keep components and hands clean during installation. Remove adhesives, sealants and other stains. Ensure components are clean on date of Substantial Performance of the Work.
- .11 Coordinate connections of plumbing fixtures with Division 22 Mechanical. Make plumbing connections to sinks in accordance with Division 22 Mechanical.

2.7 REPAIR CORIAN QUARTZ:

- .1 Replace areas of severely damaged surfaces in accordance with manufacturer's recommendations.

2.8 SITE QUALITY CONTROL CORIAN QUARTZ

- .1 Non-Conforming Work: Replace damaged work which cannot be satisfactorily repaired, restored or cleaned, to satisfaction of Consultant at no cost to Owner.

2.9 CLEANING CORIAN QUARTZ

- .1 Remove excess adhesive and sealant from visible surfaces.
- .2 Clean surfaces in accordance with manufacturer's "Care and Maintenance Instructions".

2.10 PROTECTION CORIAN QUARTZ

- .1 Provide protective coverings to prevent physical damage or staining following installation for duration of Project.
- .2 Protect surfaces from damage until date of Substantial Performance of the Work.

2.11 ALLOWABLE TOLERANCES:

- .1 Maximum variation in size: Plus or minus 1/8 inch.
- .2 Maximum variation in location of openings: Plus or minus 1/8 inch from indicated location.

PART 3 Execution General - All Solid Surfacing

3.1 EXAMINATION

- .1 This section shall review all surfaces and elements to which solid surface material will be applied as described within scope of work and correct deficiencies before supplying and installing elements specified herein.
- .2 Examination of millwork and carpentry:
 - .1 Examine substrates and conditions, with fabricator present for compliance with requirements for installation tolerances and other conditions affecting performance of work. Proceed with installation only after unsatisfactory conditions have been corrected.
 - .2 Verify actual site dimensions and location of adjacent materials prior to commencing work.
 - .3 Examine cabinets upon which counter tops are to be installed. Verify cabinets are level to within 3 mm in 3 m (1/8" in 10' - 0").
 - .4 Notify Consultant in writing of any conditions which would be detrimental to installation.
 - .5 Do not proceed with new work if conditions found are not conducive to efficacious assembly of new work.
 - .6 Use plumb lines, survey equipment and levels to determine position of all structure, walls, framing and lines and to check for deformities in the geometry of the existing building both in the wall or vertical plane and in the horizontal plane of any element to which the solid surfacing will be adhered.
- .3 Review all contract documents for requirements of installation with particular attention to services and equipment specified within mechanical and electrical Sections for required device boxes. Where there is uncertainty, contact architect and contractor for clarification.

3.2 ACCEPTANCE:

- .1 Commencement of work implies acceptance of previously completed work.

3.3 INSTALLATION

- .1 Keep components and hands clean during installation. Remove adhesives, sealants and other stains.
- .2 Ensure components are clean on date of Substantial Performance of the Work.
- .3 Coordinate connections of plumbing fixtures with Division 22 Mechanical.
- .4 Install components plumb, level and rigid, scribed to adjacent finishes, in accordance with approved shop drawings and product data.
- .5 Provide product in the largest pieces available.
- .6 Install countertops with no more than 3 mm (1/8") sag, bow or other variation from a straight line.

- .7 Fabricate field joints using manufacturer's recommended adhesive, with joints being inconspicuous in finished work. Exposed joints/seams are not permitted. Keep components and hands clean when making joints. Reinforce field joints as specified herein. Cut and finish component edges with clean, sharp returns.
- .8 Align adjacent components and form seams to comply with manufacturer's written recommendations using adhesive in colour to match work. Carefully dress joints smooth, remove surface scratches and clean entire surface.
- .9 Form field joints using manufacturer's recommended adhesive, with joints inconspicuous in finished work.
- .10 Exposed joints or seams are prohibited.
- .11 Reinforce field joints with solid surface strips extending a minimum of 1 inch on either side of the seam with the strip being the same thickness as the top.
- .12 Cut and finish component edges with clean, sharp returns.
- .13 Route radii and contours to template.
- .14 Anchor material securely to wall or other supports.
- .15 Carefully dress joints smooth, remove surface scratches and clean entire surface.
- .16 Adhere top-mounted lavatories to countertops using manufacturer recommended adhesives and colour-coordinated silicone sealant.
- .17 Seal between wall and components with joint sealant as specified herein and in Section 07 92 00, as applicable.

3.4 REPAIR

- .1 Repair minor imperfections and cracked seams and replace areas of severely damaged surfaces in accordance with manufacturer's "Technical Bulletins".

3.5 SITE QUALITY CONTROL

- .1 Non-Conforming Work: Replace damaged work which cannot be satisfactorily repaired, restored or cleaned, to satisfaction of Consultant at no cost to Owner.

3.6 CLEANING AND PROTECTION

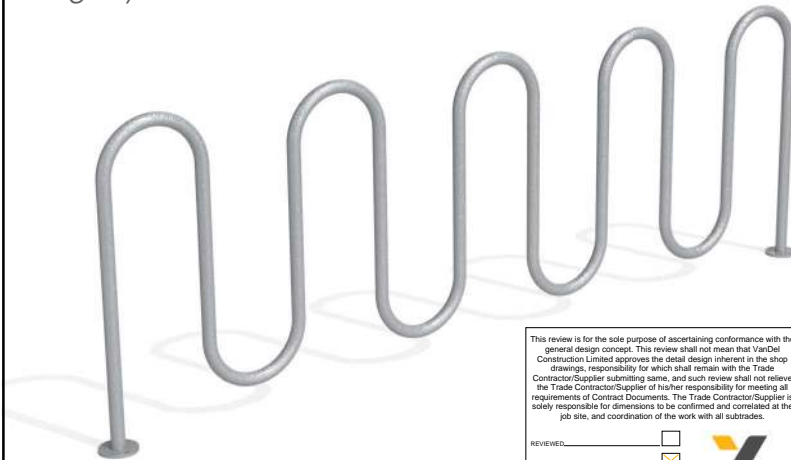
- .1 Keep components clean during installation.
- .2 Remove adhesives, sealants and other stains.
- .3 Provide protective coverings to prevent physical damage or staining following installation for duration of Project.
- .4 Protect surfaces from damage until date of Substantial Performance of the Work. Ensure components are clean on date of Substantial Performance of the Work.

END OF SECTION

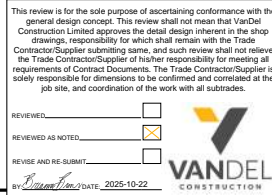
400 SERIES

MBR-0400-00003

Legacy # MBR400-11-S



Quantity : 2



Sustainability Facts

Unit Size One (1) 400 Bike Rack

Carbon footprint (GWP) MIN. MAX.
128 238 Kg CO₂-Eq
Measured in kilograms of carbon dioxide equivalent

Total energy use (TPE) 2280 4390 Mj-Eq
Measured in megajoules of energy equivalent

Waster use (WDP) 1.06 2 m3 water
Measured in cubic metres of water

Material recyclability 100%

LEED v4.1 Credits

Type III Environmental Product Declaration ☒

Material Inventory ☒

Low VOC finishes ☒

Free of Red List substances ☒

*Full EPD can be referenced for more information:
<https://www.epdregistration.com/maglin/>

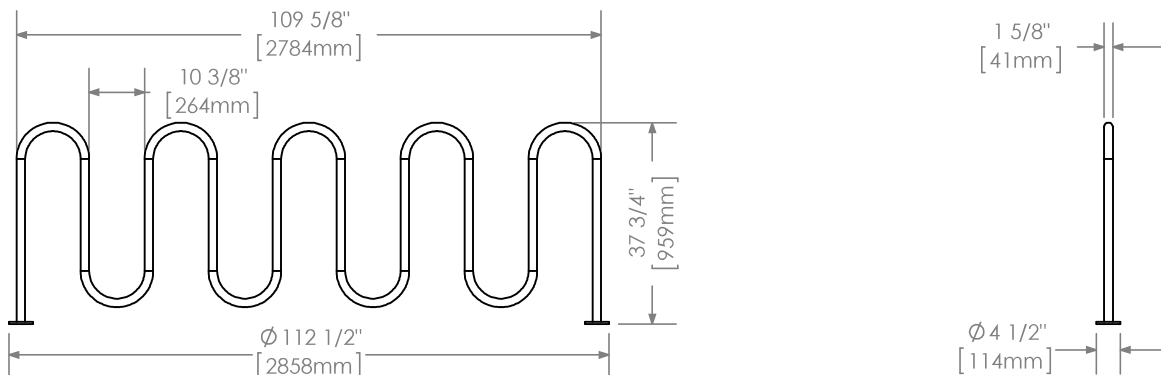
DESCRIPTION: 400 Series – 400 Bike Rack: H.S. Steel Tube, Surface Mount, 11 Bike Configuration ✓

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces. ✓

INSTALLATION: The bike racks are delivered pre-assembled. It is available with a surface mount installation.

TO SPECIFY: Select MBR-0400-00003
Choose:
– Powdercoat Color ✓
– Galvanized Finish

HEIGHT: 37.75" (95.9cm) LENGTH: 109.63" (278.4cm) DEPTH: 1.63" (4.1cm) WEIGHT: 68.97lbs (31.3kg)



G.M. DIEMERT ARCHITECT INC.

SHOP DRAWING REVIEW

REVIEWED ☒ REVIEWED AS NOTED ☐ REVISE AND RE-SUBMIT ☐

This review by G.M. Diemert Architect Inc. is for the sole purpose of ascertaining conformance with the general design concept for architectural features only, and does not in any way constitute review of the design of engineering elements which form part of the Contract Documents prepared by others. This review shall not mean that G.M. Diemert Architect Inc. approves the detail design inherent in the shop drawings, responsibility for which shall remain with the Contractor submitting same, and such review shall not relieve the Contractor of his responsibility for meeting all requirements of the Contract Documents. The Contractor is responsible for dimensions to be confirmed and correlated at the job site, for information that pertains solely to fabrication processes or to techniques of construction and installation and for co-ordination of the work of all trades.

BY Donato Di Francesco

DATE 2025/10/23

**ALLA
APPROVED
10/22/2025**

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