

FROM:**Boni•Maddison Architects**

3732 West Broadway, Vancouver, B.C., V6R 2C1
Telephone (604) 688-5894, ext.1 Fax (604) 688-5899
email : anthony@bonimaddison.com

TO:**Bidders****PROJECT:****Unicorn Daycare – Trail, BC Project Number 23-06****TENDER ADDENDUM #1**

2 Pages + 24 Page attachment

This Addendum shall be read in conjunction with and considered as an integral part of the Contract Documents for the above project; revisions supersede the information contained in the original drawings, specifications or previously issued Addendum.

1.0 ARCHITECTURAL SPECIFICATIONS:

1. CLARIFICATION: See specification section 00 00 20 for invitation to tender.
2. 00 00 20 - Invitation to Tender,
REVISE: Tender submission closing time and date extended to 7 October, 15:00:00 hours Pacific Time. Deadline for enquiries and questions extended to 28 September 2026. Anticipated latest issue of addendum adjusted to 30 September 2026.
3. 00 00 20 - 4.1.9. CLARIFICATION: Bids must be from a general contractor, no direct bids from sub-trades are permitted. See list of interested general contractors attached. Information also available on BC Bid.
4. 00 00 20 - 4.1.23. ADD: Estimated construction start date: pending tender and budget approvals, construction could start as early as November. Project duration to be determined by contractor.
5. 00 00 20 - 6.2.1. REVISE: Cost breakdown included as part of response form can be issued within 24 hours after tender close.
6. 00 00 20 – 6.2.2 DELETE: section, fill out CCDC 11 Contractor's Qualification Statement.
7. 01 11 00 CLARIFICATION: Building permit is owner supplied, will be issued before construction start.
8. 01 29 00 1.2.6.9. & 1.3.2.13. REVISE: No performance or payment bonding is required.
9. 01 77 00 1.7.4.1.11. & 1.8.3.6. REVISE: No performance or maintenance bonding is required.
10. 08 50 00 ACCEPTABLE ALTERNATE: aluminum windows of equal or greater performance are an acceptable alternate to vinyl windows.
11. 07 42 13 ADD: specification section 07 42 13 Metal Panel Cladding to specifications. See attached.
12. 09 21 16 ACCEPTABLE ALTERNATE: In lieu of ½" Type X drywall ½" Type C is acceptable.

2.0 ARCHITECTURAL DRAWING

1. A0.05 ADD: detail reference D1.12 to the garbage area. ADD: designation G1 to all fence gates.
2. A1.03 ADD: Resilient channels onto metal frames and 2 ½" mineral wool acoustic batts above dropped ceilings at rooms 115 Kitchen and 114 Washroom.

3. A2.01, A2.20, A3.01, & A3.02 CLARIFICATION: These drawings all show location of existing grade at the building and finished grades. See also civil drawings for grading of site. Based on geotechnical report and building finished floor, minimum depth of footings is 460.66m. Proponents to review geotechnical report on site prep required and location of suitable bearing soils based on existing grades. Cut and fill (structural at building) will be required for building and site to meet design grades.
4. A9.01 CLARIFICATION: Door type D-04 glazing to be frosted.
5. A9.02 ACCEPTABLE ALTERNATE: In lieu of ½" Type X drywall ½" Type C is acceptable in all assemblies.

3.0 ARCHITECTURAL DETAILS

4.0 STRUCTURAL DRAWINGS

1. Heavy Timber Alternate Structural Model: See attached electronic file release form for 3D structural model - heavy timber alternate. Fill out form and return to receive access to the file.

5.0 MECHANICAL DRAWINGS

1. M1.02; note that irrigation line to stub out at approximately Grids C/4, see also landscape drawings.
2. M3.02; 13.5 HB-1 to be a non-key operated version.

6.0 ELECTRICAL DRAWINGS & SPECIFICATIONS

7.0 LANDSCAPE DRAWINGS & SPECIFICATIONS

1. REVISE: Relocate irrigation stub out to GL C/4.
2. L9.2 Detail 4 REVISE: rubber on grade thickness per attached landscape Addendum 1.

8.0 CIVIL DRAWINGS

1. C5 & C5.2 ADD: Hill for slide in Daycare C outdoor play area per landscape. Grading to be similar to slide mounds in other outdoor play areas.

9.0 ENERGY REPORT

ATTACHMENTS

- CCDC 11 Contractor's Qualification Statement
- List of Interested General Contractors
- 07 42 13 Metal Panel Cladding
- Electronic File Release Agreement - Juniper Engineers
- Landscape Addendum 1 - ETA

END OF ADDENDUM #1

FROM: Boni•Maddison Architects
3732 West Broadway, Vancouver, B.C., V6R 2C1
Telephone (604) 688-5894, ext.1 Fax (604) 688-5899
email : anthony@bonimaddison.com

TO: Bidders
PROJECT: Unicorn Daycare – Trail, BC
DATE: 18 September 2026

LIST OF INTERESTED GENERAL CONTRACTORS

CCM CONSTRUCTION LTD.
14-2075 Henry Avenue West, Sidney, BC
CONTACT: **JUSTIN WENDT** EMAIL: estimating@ccmconstruction.net

GILBERTSON FINE HOMES
CONTACT: **SEAN DALE** EMAIL: sean@gilbertsonfinehomes.com

GIBRALTAR HOLDING LTD.
520 Sharpe Street, New Westminster, BC
CONTACT: **MALENA MIGUEL** EMAIL: malena.m@gibraltar.ca

HIL-TEC CONTRACTING LTD.
270b, First Avenue, Trail, BC
CONTACT: **JUSTIN RICHARDSON** EMAIL: jrichardson@hil-tech.ca

INTERIOR ELITE CONTRACTING LTD.
912D Laval Crescent, Kamloops, BC
CONTACT: **DEREK REBMAN** derek@kamloopsbuilders.com

NORTH MOUNTAIN CONSTRUCTION
5643 Taghum Frontage Road, Nelson, BC
CONTACT: **DAVE ELLIOT** EMAIL: dave@northmountainconstruction.ca

SEVERIN BUILT LTD.
2059 3rd Avenue, Rossland, BC
CONTACT: **MIKE SEVERIN** EMAIL: info@severinbuilt.ca

PART 1 - GENERAL

1.1 SUMMARY

- .1 Provide all exterior metal panel cladding and soffits - for a complete installation as specified and detailed.
- .2 Provide all metal trims, flashings and accessories, per manufacturer products, as detailed and specified.
- .3 Provide prefinished metal or aluminium soffit, as detailed.
- .4 The metal panels shall be designed to allow thermal contraction and expansion of the components due to temperature variations over a range of about 80°C, without placing excessive stress on the fastening devices or causing buckling of the panels, breaking of the seals or any other deterioration.
- .5 The maximum permissible deviation for the vertical and horizontal alignment of the panels in place is 1:1000.
- .6 Harmonize and coordinate the work of all metal siding contractors from all disciplines underlying and adjacent to the work of placing the panels.

1.2 RELATED SECTIONS

- .1 06 10 00 Rough Carpentry.
- .2 06 20 00 Finish Carpentry.
- .3 07 21 00 Building Insulation.
- .4 07 25 00 Weather Barriers.
- .5 07 44 53 Fibre Reinforced Cementitious Cladding
- .6 07 62 00 Sheet Metal Flashing and Trim.
- .7 07 92 00 Joint Sealants.
- .8 09 90 00 Painting and Coating.

1.3 REFERENCES

- .1 ASTM A167- (99), Standard Specification for Stainless and Heat Resisting Chromium-Nickel Steel Plate, Sheet and Strip.
- .2 ASTM A240/A240M-[02] – Standard Specification For Chromium and Chromium Nickel Stainless Steel Plate, Sheet and Strip for Pressure Vessels and for General Applications.
- .3 ASTM A480/A480m-[02] – Standard Specification for General Requirements for flat Rolled Stainless and Heat-Resisting Steel Plate, Sheet and Strip.
- .4 ASTM D523-[89 (R1999)] – Standard Test Method for Specular Gloss
- .5 ASTM D822-[01] – Standard Practice for Filtered Open-Flame Carbon-Arc Exposures of Paints and Related Coatings.
- .6 BC Building Code and Trail Building Bylaw, current edition.
- .7 ANSI/ASME B18.6.4: 1999 Thread Forming and Thread Cutting Tapping Screws and Metallic Screw Drives
- .8 CAN/CGSB 19-GP-14M-[76 (C1984)].- Sealing Compound, One Component, Butyl-Polyisobutylene, Polymer Base, Solvent Curing
- .9 Metal siding standards: CAN/CGSB 93.4.92 & CAN/CGSB 93.5.92

1.4 SUBMITTALS

- .1 Submit in accordance with Section 01 33 00 Submittal Procedures.

- .2 Product Data: Submit manufacturer's standard product installation and maintenance data identifying the parts to be used for this project. Incorporate care and maintenance instructions into Maintenance Manuals and submit in accordance with Section 01 77 00 Closeout Procedures.
 - .3 Shop Drawings:
 - .1 Indicating thickness and dimensions of all parts, fastening and anchoring methods, detail and location of joints including joints necessary to accommodate thermal movement, and panel layout.
 - .2 *Provide an engineered installation system, complete with Professional Engineers seal, for all connections.*
 - .3 Manufacturer's affidavit certifying material meets specified requirements.
 - .4 Manufacturer's literature for panel material and recommended installation procedures.
 - .4 Samples: Submit three (3) 300mm (12 in.) long sample of panel and horizontal siding as indicated and specified and trims and installation accessories with selected paint colour.
- 1.5 QUALITY ASSURANCE
- .1 Installers Qualifications: Installers to have a minimum of five (5) years experience of proven experience installing the specified materials/system on projects of similar size and complexity.
 - .2 Mock Up:
 - .1 Provide mock up with Related Sections and complete with accessories and sealants to the Consultant's satisfaction, in area of building as selected by Consultant. Mock up to include typical panel/siding installation locations, install of flashings, detailing at windows and doors, detailing at mechanical grilles or plumbing equipment. Including full envelope materials.
 - .2 Mock-up will serve as the standard of work and demonstrate layout, corner treatment and junction details with adjacent window and any veneer installation.
 - .3 Mock-up, once approved, shall be basis for acceptance of the Work of this Section. Non-conforming work will be required to be removed, cleaned and reinstalled at no cost to the Owner.
 - .4 Approved mock-up may remain in-situ as part of the final Work.
- 1.6 DELIVERY STORAGE AND HANDLING
- .1 Deliver and handle panels in accordance with manufacturer's recommendations.
 - .2 Provide and maintain dry, off the ground storage.
 - .3 Protect edges and corners.
 - .4 Do not place or load with other products on top of the packed panels.
 - .5 To ensure optimum performance store sheets under cover and keep dry prior to installing. If sheets should become wet, allow to dry thoroughly before installing.
 - .6 If the panels are to be stored outdoors, place them away from direct sunlight, protected from extreme temperatures (heat or cold). These extreme conditions can increase the adhesion of the protective film to panels making it more difficult to remove, without leaving traces of glue on the panels after removal.
 - .7 Do not leave panels unpacked or out of their wooden brackets and packing boxes between installation work days.

1.7 WARRANTY

- .1 Cladding System: Provide five (5) year material and labour warranty for cladding system.
- .2 Siding Finish: Submit manufacturer's standard fifty (25) year product finish warranty.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- .1 Subject to compliance with specifications the following manufacturers are acceptable.
 - .1 DuraClad by Westform Metals. SMP standard colours
 - .2 CL4012 Grand Rib by Vicwest. SMP standard colours
 - .3 Or approved equivalent
 - .4 See drawings for product material locations.
- .2 Soffits: metal or aluminum, include vent strips. Solid colour from standard range.
 - .1 Wesform WF-HF Soffit
 - .2 Bellara Plank Series, by VicWest, 7.84", soffit, c/w ventilation strip
- .3 Accessories: Include J-trim, Starting Strip, Outside Corner, Inside corner and Drip Flashing, all per manufacturer product and details for a complete system.

Refer to details.

 - .5 Fasteners: as recommended by the siding manufacturer.
 - .6 Sealant: Provide sealant as recommended by panel manufacturer.
 - .7 Insect screen: black fibreglass mesh bent to fit over exterior wall strapping top, bottom, at joints within wall system and under through wall flashing locations.
 - .8 Sealants: Acrylic Latex base, as specified in Section 07 92 00 Joint Sealants in colour to match siding.
 - .9 Finishes on accessories to be same as on the siding.

PART 3 - EXECUTION

3.1 EXAMINATION

- .1 Examine surfaces to receive panels with Installer present. Ensure that substrates are even, smooth, sound, clean, dry and free from defects detrimental to work. Correct unsatisfactory conditions. Do not proceed with erection until unsatisfactory conditions have been corrected.
- .2 Ensure exterior sheathing is completely covered with an air/weather barrier. Ensure sheet metal flashings are in place at window heads and sills, along bottom of wall, and other locations as shown on drawings and details. Do not proceed with installation of insulation, rainscreen strapping or z-girts and siding until the membrane and flashing have been inspected and approved by Consultant.
- .3 Prior to covering exterior sheathing or shear walls, request inspection of nailing patterns by Structural Engineer.

3.2 PREPARATION

- .1 Install continuous furring for support where cementitious cladding product joints occur. For specific framing and fastener requirements refer to Tables II and III in National Evaluation Service Report No. NER-405. Place fasteners no closer than 3/8" from panel edges and no closer than 2" from sheet corners.
- .2 Repaint exposed edges resulting from on-site cuts to maintain manufacturer's warranty. Use manufacturer supplied paint materials for cut ends, fastener heads or other deficiencies.

3.3 INSTALLATION

- .1 Install metal panel cladding over pressure treated plywood rainscreen strapping on frame walls or metal Z girts on concrete block walls, as indicated and in accordance with manufacturer's printed instructions.
- .2 Installation of rainscreen strapping per manufacturers recommendations taking into account depth of exterior rigid insulation. Installation of rainscreen into wood studs with suitable anchors (screws) providing effective penetration per manufacturers requirements.
- .3 Carry out work using skilled installers familiar with the application of each product using the manufacturer's recommended systems and tools including touch-up of finish and nail heads etc.
- .4 Install exterior cladding to form a continuous weatherproof protection system.
- .5 Re-prime cut material prior to installation in accordance with manufacturer's printed instructions to maintain warranty.
- .6 Properly seal, caulk or flash joints where cladding meets with roof, soffits, windows, doors, foundation, penetrations or other materials.
- .7 At interior corner provide strapping up to 12mm (1/2") away from interior corner each way.
- .8 Install insect screen to wall in straight line minimum 25mm (1 in.) above bottom end and below top end of strapped walls. Apply strapping, into insect screen covering ends of strapping top and bottom, and staple at every strapping location, 3/8" plywood strapping.
- .9 Fasten siding in vertical, straight, aligned lengths at 600mm (24 in.) on centre maximum using two nails at each fixing location. Horizontal joints of planks are to align over strapping members. Stagger joints not less than 800mm and distribute evenly over wall faces.
- .10 Drive nail perpendicular to siding and framing. Fastener heads should rest snug against siding. In case of countersinking nails caulk nail hole and add nail.
- .11 Inject boltholes and penetrations through fascia and walls with sealant to prevent water penetration.

END OF SECTION

ELECTRONIC FILE RELEASE AGREEMENT

PROJECT NAME / ADDRESS

Unicorn Daycare / Trail, BC

Purpose

Agreement for the terms of use of electronic files.

Juniper Structural Engineers Inc. ("Juniper") agrees to release electronic project files, which may include Revit, .dwg, .IFC, or other formats, subject to the following terms:

1. **Purpose and Controlling Documents**

The electronic files are provided as a convenience and do not supersede, amend, or replace Juniper's formally issued and signed/sealed drawings, specifications, or written instructions. In the event of a discrepancy, those documents govern.

2. **Permitted Use and Verification**

The files shall not be relied upon for fabrication, construction, dimensions, quantities, or engineering decisions without independent verification and, where required, written confirmation from Juniper. The files do not represent verified existing or as-built conditions.

3. **Modification and Distribution**

The files may be used and reproduced only as reasonably necessary for the stated project purpose. They shall not be modified, redistributed, or provided to third parties except as necessary for that purpose and subject to equivalent restrictions. Juniper retains all copyright and ownership rights in the files.

4. **No Warranty**

The files are provided "as is." Juniper does not warrant their accuracy, completeness, compatibility, interoperability, or suitability for any software, use, or purpose.

5. **Responsibility for Use**

Juniper shall not be responsible for losses or claims arising from use, modification, distribution, or reliance on the files.

6. **Acknowledgement**

By signing below, you acknowledge and agree to these terms.

Company _____

Name: _____

Title: _____

Signature: _____

Date: _____

- END -



1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

t | 604.683.1456
f | 604.683.1459
w | www.etal.ca

ADDENDUM - 1

To Drawings and Specifications For:

Project Name: Unicorn Trail Daycare
Address: 351 Kootenay Ave
Trail, BC

Project No: 22531
Date: 2026.09.18
Page 1 of 1

The following revisions supersede the information contained in the original drawings and specifications issued for the above named project, to the extent referenced and shall become a part thereof. No considerations will be allowed for extras, due to the Contractor, or to any Sub-Contractor or Supplier not being familiar with this addendum.

Total pages issued: 1
, items 101 to 101 inclusive. Addendum No. 1 begins with item no. 101.

Item #	Description
101	Detail 4 L9.2: Detail PIP Rubber on Grade The thickness of the rubber impact base layer is 2" , plus 1/2" of colour rubber wear course. The final thickness is to be confirmed with play equipment manufacturer prior to installation. Areas of the rubber safety surfacing to be determined by bidder as shown on L3.0.