

TOWN OF LUNENBURG

TOL2025014

FSA Project No. : 25141DA

ADDENDUM #1- Roof Replacement Lunenburg Town Hall FSA Project No. 25141DA

This addendum is for the Roof Replacement for Lunenburg Town Hall .

Please note that the closing date has been **EXTENDED TO: 2:00 P.M. local time on September 9, 2025.**

ADDENDUM NO. 1

**Project: ROOF REPLACEMENT LUNENBURG TOWN HALL
119 CUMBERLAND STREET, LUNENBURG, NOVA SCOTIA**

This Addendum shall form an integral part of and be read in conjunction with drawings and specifications. This Addendum shall take precedence over all requirements of the aforementioned drawings and specifications with which it may prove to be at variance.

The Bidder shall signify that he has received this Addendum by listing the Addendum number in the appropriate space on the Bid Form.

Clarification 1

For the intent of bidding quantities, the total area of asphaltic shingles to be replaced at mansard roof area is 37 m² (400 f²). New asphalt shingles shall closely match the existing shingles in both colour and profile to ensure visual consistency. The Contractor shall provide samples in the quantity of three (3) shingles to the Consultant for review. The Contractor shall not proceed without written approval.

Clarification 2

All dormer roofs are to be reroofed with new sheet metal. For bidding quantities, the total roof area of all dormers is 33 m² (350 f²). Dormer roofs include all 300 series Roof Areas and dormer roofs attaching Roof Areas 401 and 501.

Remove all existing asphaltic shingles, copper roofing and associated flashings down to clean roof deck. Install self-adhered membrane (as underlayment) and new, prefinished metal. To be effectively tied-in/ flashed to surrounding roof elements to industry standards and in reference to similar related project drawing details.

New sheet metal at dormer roofs is to be shop fabricated in largest sections possible to avoid unnecessary joints. Where jointing is necessary, sections are to be interlocked with S-lock. Fasteners are to be concealed wherever possible.

Refer to Specification Section 07 62 00 – Sheet Metal Flashing and Trim, Item 2.8 for material requirements.

Clarification 3

All copper elements removed as part of this project are to be turned over to the client.

Clarification 4

Overhead protection is to be provided at all main entranceways/ egress (3 locations). Site fencing is to be provided at the entire perimeter of the building at not less than 3 m setback from the building structure for the duration of the work.

Refer to Specification Section 01 56 00 - Temporary Barriers and Enclosures for further information.

Clarification 5

Existing ductwork and curbing at the Roof Area 201 RTU is to remain above the roof surface. Existing RTU to be removed, cap ductwork and provide a temporarily secured and sealed roofing cover over the curb and ductwork. RTU to be replaced in 1-3 years; roofing cover to remain in-place and watertight until the unit is replaced. Curbing and ductwork to remain elevated a minimum of 203 mm above the finished roof surface.

Clarification 6

Parking spaces along Cumberland St., in front of the project area may be reservable for construction use. This can be discussed during project start up meeting at the discretion of the client and/or authorities having jurisdiction. If waste storage bins are to be at this location, bins will be required to be emptied no less than bi-weekly (ever two weeks).

ITEM No.

1.1	<p>Reference Specification Section 00 21 00 – Information to Tenderers</p> <p>A one (1) calendar week extension on the project Tender Submission closing has been awarded. Local time of submission and method of submission remain the same.</p> <p>DELETE: Item 1.2 text as follows: September 02, 2025</p> <p>ADD: Item 1.2 text to read as follows: September 09, 2025</p>
1.2	<p>Reference Specification Section 00 41 43 – Tender Form</p> <p>DELETE: Specification Section 00 41 43 – Tender Form, dated August 2025, in its entirety.</p> <p>ADD: Specification Section 00 41 43 – Tender Form, dated August 2025, ADD 1, as attached totalling 5 pages.</p>
1.3	<p>Reference Specification Section 07 31 13 – Asphalt Shingles</p> <p>DELETE: N/A</p> <p>ADD: Item 2.1.1.2.1 to read as follows: Selected colour and profile to match the existing asphalt shingles as closely as possible.</p>

1.4	<p>Reference Specification Section 07 62 00 – Sheet Metal Flashing and Trim</p> <p>DELETE: N/A</p> <p>ADD: Item 2.8 to read as follows:</p> <p>2.8 PREFINISHED SHEET METAL FOR DORMER ROOFING</p> <p>.1 Pre-finished metal for dormer roofing: At all dormers, fabricate from 0.65 mm (24 ga.) steel to ASTM A653 Grade 230 with G90 zinc coating. Surface with Perspectra Series baked enamel finish. Colour to selected by Owner from manufacturer’s standard colour range.</p> <p>.2 Self-adhered membrane:</p> <p>.1 High temperature air/vapour barrier membrane: to CSA A123.22, 1 mm (40 mil) total thickness, self-adhesive, cold applied tape, consisting of rubberized asphalt integrally bonded to cross laminated polyethylene film.</p> <p>.1 Standard of acceptance:</p> <p>.1 Blueskin PE200HT by Henry.</p> <p>.2 Lastobond Shield HT by Soprema.</p> <p>.3 Grace Ice & Water Shield HT by GCP.</p> <p>.4 Or accepted alternate.</p>
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-- END OF ADDENDUM --

1.1 SALUTATION:

- .1 To: Town of Lunenburg
119 Cumberland Street, PO Box 129, Lunenburg NS B0J 2C0
- .2 For: TOL2025014
Roof Replacement Lunenburg Town Hall
119 Cumberland Street, Lunenburg, Nova Scotia
- .3 From: [Name of Contractor]
[Address]

1.2 TENDERER DECLARES:

- .1 That this tender was made without collusion or fraud.
- .2 That the proposed Work was carefully examined.
- .3 That the tenderer was familiar with local conditions.
- .4 That Contract Documents and Addenda No. __ to __ inclusive were carefully examined.
- .5 That all the above were taken into consideration in preparation of this tender.

1.3 TENDERER AGREES:

- .1 To enter into a contract to supply all labour, material and equipment and to do all work necessary to construct the Work as described and specified herein for the unit prices stated in Subsection 1.4 hereunder, Schedule of Quantities and Unit Prices.
- .2 That the estimated Contract Price shall be the sum of the products of the tendered unit prices multiplied by the estimated quantities in Subsection 1.4 hereunder excluding Harmonized Sales Tax (HST).
- .3 That this tender is valid for acceptance for sixty (60) days from tender closing.
- .4 To execute in triplicate the Form of Agreement and forward same together with the specified contract security and insurance documents to the Owner within ten (10) Working Days of written notice of award.
- .5 That failure to enter into a formal contract and provide specified insurance documents and contract security within time required will constitute grounds for forfeiture of tender security.
- .6 That if tender security is forfeited, Owner will retain difference in money between amount of tender and amount for which Owner legally contracts with another party to perform the Work and will refund balance, if any, to tenderer.

- .7 Contract Documents include:
 - .1 Information to Tenderers
 - .2 Tender Form
 - .3 Agreement, Definitions and General Conditions of the CCDC 2 - 2020
 - .4 Specifications (per Table of Contents)
 - .5 Drawings (per List of Drawings)
 - .6 Addenda issued during bidding period

1.4 BASE BID – SCHEDULE OF QUANTITIES AND UNIT PRICES

Item No.	Description	Unit of Measurement	Estimated Quantity	Unit Price	Item Total
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BID PRICING

1.	Asphalt Shingle Replacement, including all flashing, detailing, sealant, electrical, mechanical and other items to provide a completed roofing system.	m ²	_____	_____	_____
2.	Modified Bitumen Roofing Replacement, including all flashing, detailing, sealant, electrical, mechanical and other items to provide a completed roofing system.	m ²	_____	_____	_____
3.	Sheet Metal Roofing Replacement At Dormers, Including all flashing, detailing, sealant, and other items to provide a completed roofing system.	m ²	_____	_____	_____
4.	Other, Specify: _____ _____	_____	_____	_____	_____

SUBTOTAL \$ _____

CONTRACT PRICE (EXCLUDING HST) \$ _____ (A)

HARMONIZED SALES TAX (14% of Contract Price) \$ _____ (B)

TOTAL BID PRICE (A + B) \$ _____

TENDERER'S HST REGISTRATION NO. _____

1.5 SEPARATE PRICE – SCHEDULE OF QUANTITIES AND UNIT PRICES

Item No.	Description	Unit of Measurement	Estimated Quantity	Unit Price	Item Total
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SEPERATE PRICING

1.	Replace deteriorated sheathing (25 mm thick) per 4' x 8' plywood sheet (3 m ²).	Sheet	_____	_____	_____
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SUBTOTAL \$ _____

SEPERATE PRICE (EXCLUDING HST) \$ _____ (A)

HARMONIZED SALES TAX (14% of Seperate Price) \$ _____ (B)

TOTAL SEPERATE PRICE (A + B) \$ _____

We understand that the lowest bidder will be determined solely from the base bid, without considering any Separate Prices.

1.6 COMPLETION TIME

.1 Tenderer agrees to complete the Work within ____ weeks of written notification of award.

1.7 SIGNATURES*

DATED THIS _____ DAY OF _____, 20_____.

Name of Tenderer

Witness

Signature of Signing Officer

Name and Title (Printed)

Witness

Signature of Signing Officer

Name and Title (Printed)

*NOTE: Tenders submitted by or on behalf of any Corporation must be signed in the name of such Corporation by a duly authorized officer(s) or agent(s).

END OF SECTION