



Town of Penhold
Public Services Building
2024_004 Addendum 03

Addendum

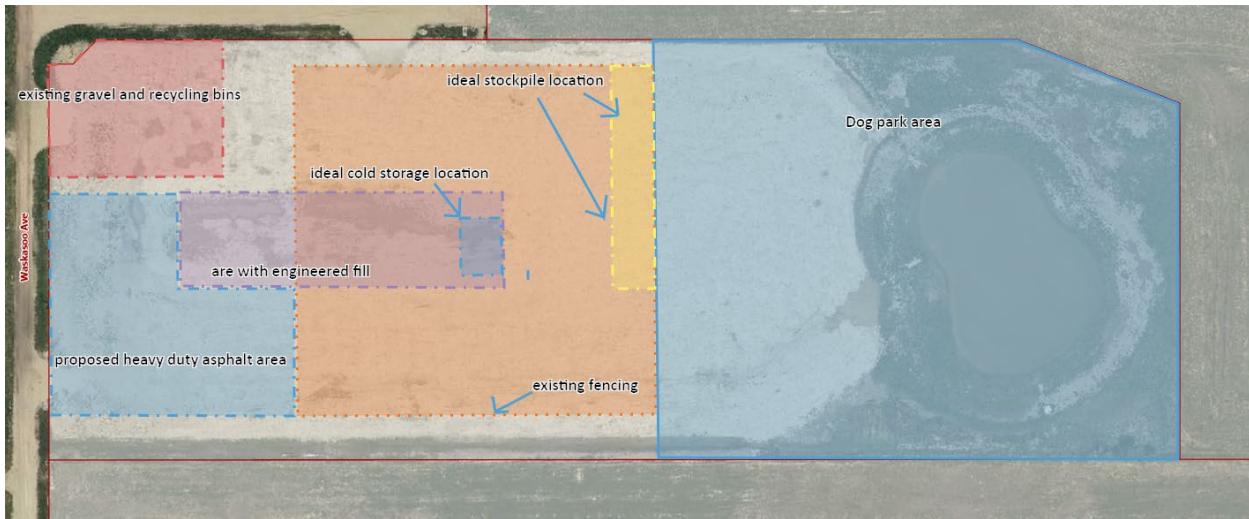
Project:	2024_004 Penhold Public Services Building	No. of Pages:	5
Addendum No:	03	Date Issued:	July 31, 2024

The following change(s) in the Tender Documents are Effective Immediately. This Addendum forms part of the Contract Documents.

1 These questions were asked during the onsite bidders meeting by potential proponents.

1.1 Is the General Contractor allowed to develop the entire site, should the General contractor develop the entire site?

Of the 20-acre parcel purchased by the owner, 8 acres has been developed into a storm retention pond and dog park, both of which are located on the flood fringe not suitable for construction of buildings. Referring to the map below will show the remaining 12-acre site that should be developed enough to function for the purposes of both departments.



1.2 Does the Town have an environmental management plan for the pickled sand storage building and does the building and product require containment measures?

The Environmental Management Plan for the Town of Penhold is being reviewed. At this time, we are removing the Pickled Sand Storage building from the project and will be issuing a separate RFP in the future for the pickled sand storage building. Proponents should not include the pickled sand storage building in their proposals.

1.3 What type of flooring and ceiling are expected in the main building?

The flooring should be of resilient material that can be easily cleaned of mud and dust such as sealed concrete. The ceiling type is not defined by the owner.

1.4 What are the different colours on the building program intended to mean?

The colours identify Fire Department sections, Public Works sections, and shared spaces.

1.5 Can the building be designed with a second story for some of the program?

Yes, a second story is acceptable to accommodate shared spaces.



1.6 Are the services onsite?

Water and wastewater are stubbed on the corner of the site, electrical, communications, and gas are within a few feet of the site.

1.7 Will the Town allow a cash allowance for the site servicing since estimating the costs of pulling services into the building are not always easily estimated?

Yes, the Town will allow a cash allowance for the services (water, wastewater, electricity, communication, gas) and thus the cost of these service tie ins do not need to be on the proposal.

1.8 Do the bays require sumps?

Yes, all bays require sumps to allow for snow melting and minor washing.

1.9 Is a wash bay included?

A wash bay can be included as an additional item separate from the general building proposal.

1.10 What are the minimum overhead door height requirements?

16 feet height for the main building doors.

1.11 Is specific welding ventilation required?

No, but adequate ventilation should be included in the public works bays to allow for occasional short-term vehicle idling and very occasional welding.

1.12 Is specific ventilation required for the fire apparatus bays?

Yes, direct exhaust ventilation for fire apparatus is required to accommodate two apparatus per bay.

1.13 How many bunker gear lockers are required?



1.14 Does the bunker gear locker room require ventilation?

Direct ventilation to each locker is not required, however, the room itself should have ventilation.

1.15 Is a backup generator required?

Yes, a backup generator is required to operate at a minimum the kitchen, meeting room (which doubles as an Incident Command Post) and two bathrooms. Bay doors require secondary opening mechanisms (either by backup generation power or manually opening).

1.16 Are water fill stations required?

Yes, one fill station at ground level in the fire apparatus bay and one fill station at ground level in the public works bay. Both fill stations should be 2" minimum.

1.17 Is solar loading and roof orientation important?

Yes, solar capable roofing is required. Roof orientation can be flat, south, west, or southwest sloped to accommodate solar panels in the future.

1.18 Should we include FFE in the proposal?

FF&E can be included as an additional item in the proposal but should not be included in the base costs so the evaluation team can accurately evaluate the construction of the building.

1.19 Does the Town want to use specific companies for security and cameras and the like to align with other town owner buildings?

No, the Town does not have a preference on suppliers.



1.20 Will the Town provide a recorded survey of the site grading, or is it the responsibility of the Design-Builder to conduct a topographical survey to verify site conditions?

Upon award of the proposal, the award winner will be provided with survey files from the civil engineering firm that completed the site grading.

1.21 What is the sizing requirements for rooms such as EMS storage and bunker gear room?

Sizing should be adequate to function according to the room space. For example, the bunker gear locker room should have 40 bunker gear lockers and thus should be sized to fit 40 lockers with room for firefighters to get in and out. Some sample size ranges can be found below:

Room	Approximate Size range in ft ²
Apparatus Bays	2000-2200
Workshop Bays	2000-2200
Fire Gear Storage	200-350
Fire EMS Storage	50-70
Duty Gear Room	350-550
Decontamination Room	150-200
Decontamination Shower/WR	50-60 X 2
SCBA Room	150-200
Compressor Room	100-150
Shop First Aid and PPE Room	100-150