



WOLSEY WALL

ARCHITECTURE & INTERIOR DESIGN

Addendum

No.1

Date:

April 4, 2025

Project: 24.1095

**MCSC Lobby & General Improvements
City of Kenora**

Issued By:

(Wolsey Wall Architecture & Interior Design)

Co: electronic copy

This Addendum forms part of contract documents and is to be read, interpreted, and coordinated with other parts. Cost of everything contained herein is to be included in contract sum. Following revisions supersede information contained in original drawings and specifications issued for above-named project to extent referenced and become part of thereof. Acknowledge receipt of this Addendum by inserting its number and date on the Tender Form. Failure to do so may subject bidder to disqualification.

Written Addendum No. 1

No. of Pages:

Architectural:	2 pages
Structural:	0 pages
Mechanical:	2 pages
Electrical:	1 page
Specifications:	1 page + 2 (Attachments)

Drawings

Architectural:	1 page
Structural	0 pages
Mechanical:	0 pages
Electrical:	1 page

Total: 10 pages

Brian G. Wall, Architect, maa, aibc, oaa, mraic, aia assoc., D. Arch; CT(Arch) • email: brian@wolseywall.com
Jeni Wolsey, Interior Designer, B. ID Honours • email: jeni@wolseywall.com

Winnipeg, MB 204.292.4966 | Kelowna, BC 778.363.4916 | Kenora, ON 204.292.4966

1.0 ARCHITECTURAL

Refer to attached drawings **21.1095 – A400r1**, Dated March 25, 2025, with changes summarized below:

1. Remove general finish notes 13 and 14

2.0 STRUCTURAL

N/A

3.0 MECHANICAL

Refer to the attached Mechanical Addendum **231549 M Addendum 01**

4.0 ELECTRICAL

Refer to the attached Electrical Addendum **231549 E Addendum 01** and associated Drawing **E3.1R1**, with changes summarized below:

1. Remove strip lighting on existing lobby stairs

5.0 SPECIFICATIONS

- Refer to Section 00 02 00, 1.1 PRE-BID MEETING
ADD

- .2 The pre-bid meeting is mandatory for General Contractors, and recommended, but discretionary for Mechanical and Electrical Subcontractors proposing to submit bids for this project. A bidder's failure to attend the pre-bid meeting will be reason for rejection of their bid. Other interested parties are encouraged to attend.

- .1 **Following the mandatory pre-bid meeting, the below listed General Contractors are permitted to submit a bid:**

- **Sierra Construction**
- **Parkwest Projects**
- **Lignum Builders**
- **J-Pine Carpentry**
- **Blue Lake Construction**
- **Apex Rail Solutions**

- .2 **Refer to the attached Meeting Attendance for listed Contractors and Subcontractors**



- Refer to Section 01 21 00, 1.2 CASH ALLOWANCES
ADD

.3 Engage with the suppliers of all equipment, as directed by the consultant. Provide furniture, fixture and equipment (FF&E) services including, but not limited to the supply and delivery of all case goods, soft goods, accessories and décor for the following locations within the project:

1. Lobby Reception
2. Lobby Storage/Panic Room
3. Lobby Seating areas
4. **Wall mounted Televisions**

Note: TV's will be included in the FF&E cash allowances – rough-in's for the TV are required as a bid component and not covered in this cash allowance





Mandatory Site ITT #23-730-7
Meeting Attendance MCSC Lobby & General Improvements

Meeting Date:
Closing Date:

April 3, 2025 @ 11:00am CDT
April 17, 2025 @ 11:00am CDT

No.	Name	Company	Telephone	Email
1	Don Ewasko	Summit Elevators Ltd.	204-226-8286	donald@Summitelevators.com
2	Jamie Miwan	Sierra	(807) 548-5038	info@Sierra-construction.ca
3	Gene Riser	Kenora Masonry	807 466-8789	Kenoramasonry@gmail.com
4	DAVE STEBNITSKY	AKA COMPANY	807-543-2493	dostebnitsky@AKCOMPANY.ca
5	Lindsay Clegg	Parkwest Projects Ltd.	204-654-9311	fender@parkwestprojects.ca
6	DAVE HENDRY	ALLO ELECTRICAL	204-229-7006	DAVE.HENDRY@ELECTRICAL.COM
7	Joe Porteous	Lignum Builders	705 583 2338	estimating@lignumbuilders.ca
8	Just. n Lange	J PINE Carpentry	807-467-3341	JPineCarpentry@gmail.com
9	MITCH BOOK	LOTW Electric	807-407-3555	Mitch@lakeofthewoodselectric.com
10	Ryan Bowen	LAKE COUNTRY ELEC	807-465-4747	ryan@lakecountryelectric.ca
11	Tony G. Griffiths	Apex Rail Solutions	807-407-2042	Tonygriffiths@Apexrail.ca Tony@Apexrail.ca
12	Kyle Wilson	"	807-465-4175	NoSlwelyk@icloud.com
13	James Cain	Sierra Construction	807-548-5038	james.Cain@Sierra-construction.ca

PERSONAL INFORMATION CONTAINED IN THIS DOCUMENT IS COLLECTED PURSUANT TO THE MUNICIPAL ACT, 2001 AND WILL BE USED FOR THE PURPOSE OF IDENTIFYING AND CONTACTING THE PLAN TAKERS. QUESTIONS ABOUT THIS COLLECTION SHOULD BE DIRECTED TO: THE FREEDOM OF INFORMATION AND PRIVACY COORDINATOR, CITY OF KENORA, ONE MAIN STREET SOUTH, KENORA, ON P9N 3X2 (807)467-2027.



Mandatory Site ITT #23-730-7
Meeting Attendance: MCSC Lobby & General Improvements

Meeting Date:
Closing Date:

April 3, 2025 @ 11:00am CDT
April 17, 2025 @ 11:00am CDT

No.	Name	Company	Telephone	Email
14	Noween	Blue Lake Construction	4312793288	ronnie_blee@yahoo.ca
15	BRIAN WALL	WOLSEY WALL ARCHITECTURE	204 292 4966	brian@wolseywall.com
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ADDENDUM

Project Number: 231549
Doc No. M Addendum 01

All items listed form part of the Tender documents and shall be included in tender bid. All specifications and notes of the original tender documents apply hereto.

To: Wolsey Wall
Attention: Craig Enns
From: Chris Paraschiv

Project: Name: Moncrief Construction Sports Center Reno
Project Number: 231549
Date: April 4, 2025
Discipline: Mechanical
Re: M Addendum 01

1.0 Drawing Revisions

- 1.1 Refer to Drawing M3.1 Lobby and Multi-Purpose Room HVAC – Renovation Plan dated March 26, 2025.
 - .1 Relocate VAV box VAV-1.N to be above existing acoustic ceiling in the lobby. Modify new duct layout to suit location. Revised mechanical drawing showing new box location and duct layout shall be issued prior to tender close.

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ADDENDUM

Project Number: 231549
Doc No. 231549-M Addendum 01
Page 2 of 2

All items listed form part of the Tender documents and shall be included in tender bid. All specifications and notes of the original tender documents apply hereto.

2.0 Acceptable Manufacturers

As submitted, the following manufacturers have been reviewed and accepted as “Equal” or “Alternate” manufacturers to those specified. Final acceptance of the proposed products/items is subject to the review of the shop drawings and the subsequent conformance of the proposed products/items with the specified products’ capabilities and features. Manufacturers reviewed as being accepted shall be subject to the provisions of all applicable specification sections.

'Alternate' equipment and material is deemed to be a substitute which will/may require major revisions to the design intent and/or other items, equipment, connections, space allocation, compliance, etc.

'Alternates' must be clearly identified/listed separately on the bid form, with the amount to be added or subtracted for each substitution. If in the preparation of the tender, the contractor neglects to name the manufacturer of an 'Alternate', it will be understood that specified equipment/material will be provided. The owner is under no obligation to select 'Alternate' equipment/material.

Note that mechanical rooms and other spaces have been designed with the equipment of the specified manufacturer. The onus shall be on the mechanical contractor in conjunction with the “equal” or “alternate” supplier(s) to ensure that their equipment will meet the required performance characteristics as well as fit properly in the rooms including allowing for the required access and service spaces. Any additional costs incurred as a result of modifications to the system or room layout, or modifications required by any other trades shall be borne by the mechanical contractor.

<u>Item</u>	<u>Proposed Manufacturer</u>
1. Grilles, Registers, Diffusers	Nailor,
2. Fire Dampers	Nailor
3. Air Curtain	Schwank/Powered Air
4. Hot Water Coil	Direct Coil

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ADDENDUM

Project Number: 231549
Doc No. E Addendum 01

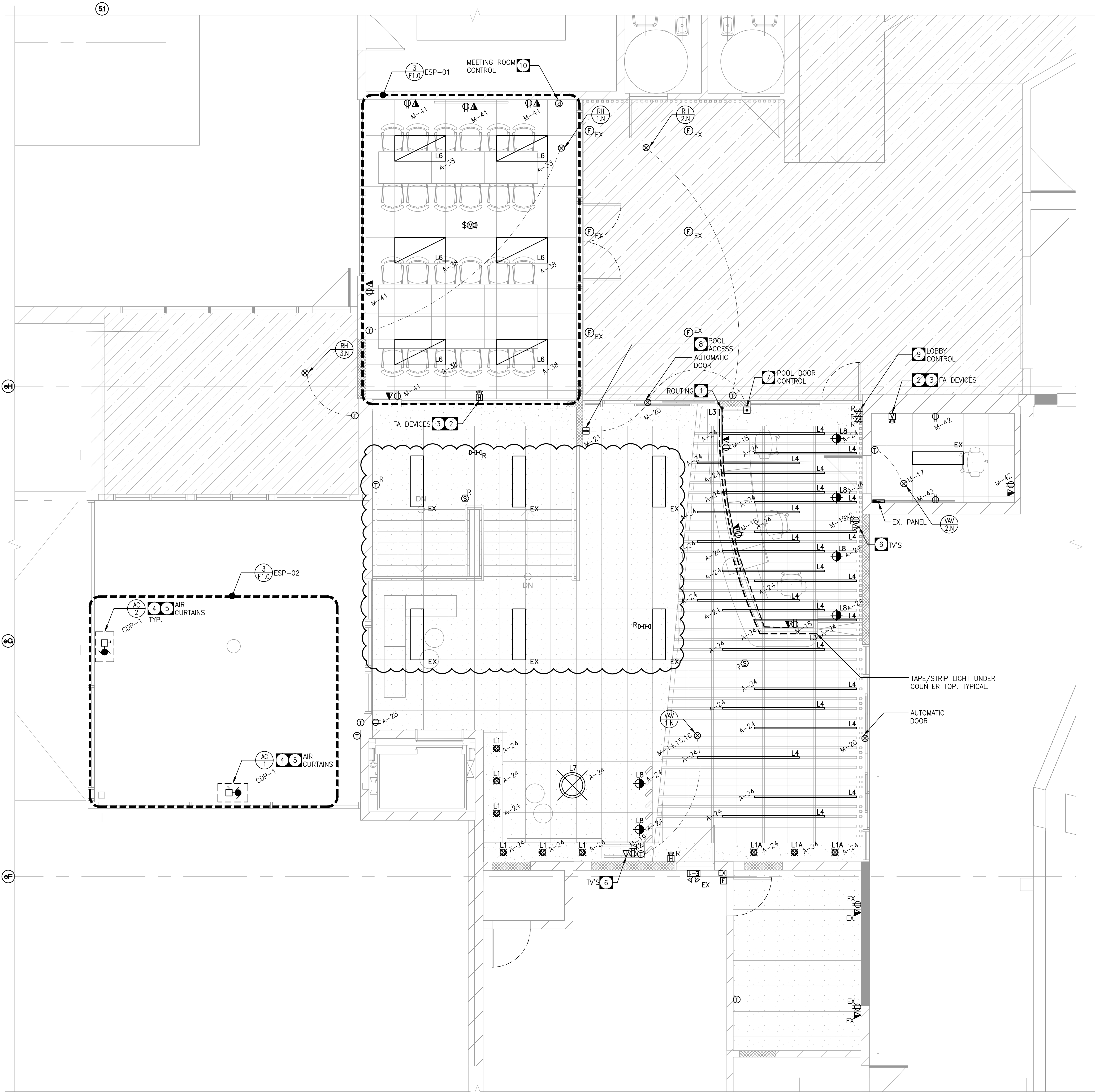
All items listed form part of the Tender documents and shall be included in tender bid. All specifications and notes of the original tender documents apply hereto.

To: WWAID
Attention: Craig Enns
From: Adam Morin

Project Name: Kenora Sports Centre Renovation
Project Number: 231549
Date: April 2, 2025
Discipline: Electrical
Re: Lobby Lighting

1.0 Drawing Revisions

- 1.1 Refer to Drawing E2.1 Demolition Plan – Lobby and Multipurpose Room dated March 25, 2025.
 - .1 Revise 1/E2.1 title to “MAIN LEVEL – LOBBY AND MULTIPURPOSE ROOM”.
- 1.2 Refer to Drawing E3.1 Lighting, Power and System Plan – Lobby and Multipurpose Room dated March 25, 2025.
 - .1 Refer to 1/E3.1 Main Level – Offices, Lobby, Party Room and Pool Storage: Revise main level plan and 1/E3.1 title as shown on attached full sized drawing E3.1R1.



1 MAIN LEVEL - LOBBY AND MULTIPURPOSE ROOM
E3.1R SCALE: 1/8" = 1'-0"

GENERAL NOTES

- ALL ELECTRICAL WORK SHALL BE DONE IN COMPLETE COMPLIANCE WITH LATEST ONTARIO BUILDING CODE AND LATEST ONTARIO ELECTRICAL SAFETY CODE.
- PROVIDE DEDICATED AND SEPARATED NEUTRAL CONDUCTOR FOR EACH LIGHTING CIRCUIT. SHARING OF NEUTRAL CONDUCTORS AMONG LIGHTING CIRCUITS ARE NOT ACCEPTABLE. TYPICAL.
- PROVIDE NEW LIGHTING CONTROL AS SHOWN ON DRAWINGS. INCLUDE IN THE CONTRACT ALL COSTS ASSOCIATED WITH THE COMPLETE LIGHTING REVISIONS, INCLUDING TESTING, COMMISSIONING, AND ANY SUB COMPONENTS REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
- THE ELECTRICAL CONTRACTOR IS TO UPDATE ALL ELECTRICAL PANEL & LIGHTING SCHEDULES AFFECTED IN ANY WAY BY THE WORK PERFORMED (MUST BE TYPEWRITTEN). PARTIAL TYPEWRITTEN PORTIONS IS NOT ACCEPTABLE. THE E.C. IS TO PROVIDE A FULL AND COMPLETE SCHEDULE FOR THE ENTIRE DIRECTORY.
- ALL SWITCH AND DIMMER COVER PLATES ARE TO BE WHITE.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL LIGHT FIXTURES.
- ALL WIRING, DEVICES, JUNCTION BOXES, ETC. IN CEILING SPACE SHALL BE RATED P16 (PLENUM RATED). OTHERWISE, CABLE SHALL BE RUN IN EMT OR NON-COMBUSTIBLE RACEWAY.
- THE E.C. IS TO TRACE ALL LIGHTING CIRCUITS AND WIRING IN ORDER TO PROVIDE COMPLETE DEMOLITION OR RELOCATION. THE E.C. IS TO IDENTIFY AND RE-USE CIRCUITS FOR NEW LIGHTING FIXTURES WHEN POSSIBLE. PROVIDED THAT THE DESIGN INTENT IS KEPT. CONFIRM EXACT CIRCUITING/CIRCUIT NUMBERS FOR LIGHTING ON SITE. CIRCUIT SHOWN ON THE DRAWINGS ARE TO ILLUSTRATE THE DESIGN INTENT ONLY. THE EC IS TO EXAMINE ENTIRE/FULL DRAWINGS SET (ARCHITECTURAL, MECHANICAL & ELECTRICAL) IN ORDER TO DETERMINE FULL SCOPE OF WORK.
- PROVIDE A COMPLETE 'AS BUILT' DRAWING OF ENTIRE WORK AREA UPON PROJECT COMPLETION. 'AS BUILT' SHALL HAVE ALL EXISTING DEVICES TO REMAIN, ALL CIRCUIT NUMBERS, AND ALL RELOCATED DEVICES SHOWN THEREIN.
- G.C. TO CO-ORDINATE SUB-TRADES. E.C. TO WIRE AND CONNECT ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL CONNECTION INCLUDING THERMOSTATS AND SPEED SWITCHES CONTROLLING ROOF-TOP UNITS AND CEILING FANS. SEE MECHANICAL DRAWINGS FOR LOCATION OF DEVICES. CONFIRM ALL LOCATIONS PRIOR TO INSTALLATION. ALL MOTOR TYPES AND SIZES, AS SPECIFIED BY MECH. ALL VOLTAGES AS SPECIFIED BY ELEC. REFER TO MOTOR SCHEDULE FOR DETAILS.
- ALL UNTAGGED OR UNMARKED ELECTRICAL DEVICES ARE NEW.
- ALL COVER PLATES ARE TO BE STAINLESS STEEL.
- ARRANGE FOR PAINTING OF ALL EXPOSED CONDUITS, JB, CABLE DROP, ETC. TO MATCH WALL COLOR.
- CONFIRM EXACT CIRCUITING/CIRCUIT NUMBERS FOR DEVICES ON SITE. CIRCUITS SHOWN ON THE DRAWINGS ARE TO ILLUSTRATE THE DESIGN INTENT ONLY.

DRAWING NOTES: #

- POWER TO COME DOWN WALL VIA CEILING MOUNTED JUNCTION BOX AND RUN INSIDE MILLWORK
- PROVIDE ADDITIONAL SIGNAL CIRCUIT IF REQUIRED TO ACCOMMODATE LOAD REQUIREMENTS OF STROBES. FAULT ISOLATION MODULE FOR FIRE ALARM DEVICES SHALL BE UTILIZED AND INSTALLED WHEN ENTERING AND LEAVING EACH FIRE ALARM ZONE.
- PROVIDE POWER BOOSTER AS REQUIRED FOR HORN/STROBE DEVICES AND PROVIDE SYNCHRONIZATION MODULE FOR SIGNAL DEVICES IN ACCORDANCE WITH CAN/ULC-S524-16. TYPICAL.
- AIR CURTAINS TO BE INSTALLED IN MAIN ENTRY. REFER TO MECHANICAL PLANS FOR EXACT LOCATION OF MECHANICAL EQUIPMENT.
- SURFACE MOUNTED CONDUIT ACCEPTABLE. SURFACE MOUNTED CONDUITS TO BE PAINTED, COLOUR TO MATCH WALLS.
- COORDINATE STACKED TV RECEPTACLE MOUNTING HEIGHTS WITH ARCH. (TWO(2) TV'S STACKED VERTICALLY).
- PROVIDE PUSH BUTTON TO OPEN/LOCK SLIDING DOOR.
- PROVIDE CARD READER FOR POOL DOOR ACCESS.
- RE-USE EXISTING SWITCHES FOR LIGHTING CONTROL WHERE POSSIBLE. OTHERWISE PROVIDE NEW AS SHOWN. EXTEND WIRING AS REQUIRED. TYPICAL.
- PROVIDE LUTRON CEILING MOUNTED OCCUPANCY SENSOR AND WALL MOUNTED DIMMER SWITCH. PROVIDE ALL NECESSARY WIRELESS CONTROL SWITCHES, HARDWIRES SWITCHES AND LIGHTING CONTROL HARDWARE REQUIRED FOR A COMPLETE WORKING SYSTEM.

TOWER ENGINEERING
Project: 231549
Calgary: 403-235-2655
Kelowna: 250-765-7224
Winnipeg: 204-925-1150
towereng.ca

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5	2025/04/02	ISSUED FOR E ADDENDUM 01
4	2025/03/25	ISSUED FOR CONSTRUCTION
3	2024/10/11	ISSUED FOR 99% REVIEW
2	2024/7/19	ISSUED FOR 66% REVIEW
1	2024/5/15	ISSUED FOR 33% REVIEW
LEVEL	DATE:	DESCRIPTION

REVISIONS:
DRAWING NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED BEFORE WORK COMMENCES. ANY DISCREPANCIES, VARIANCES, OR MISSING DIMENSIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR BEFORE WORK PROCEEDS.
ALL STRUCTURAL SYSTEMS AND COMPONENTS SHALL BE APPROVED BY A PROFESSIONAL ENGINEER. WOLSEY WALL ARCHITECTURE & INTERIOR DESIGN ASSUMES NO LIABILITY FOR ANY FAILURE IN THE STRUCTURAL SYSTEM OR THE COMPONENTS THERE-OF.

SEALED: _____ SEAL: _____
COA #11699958

ARCHITECTURE / INTERIOR DESIGN
WOLSEY WALL
ARCHITECTURE & INTERIOR DESIGN
KELOWNA BRITISH COLUMBIA, CANADA Ph: (778) 363-4916
WINNIPEG MANITOBA, KENORA ONTARIO, CANADA Ph: (204) 992-4966

PROJECT:
MONCRIEF CONSTRUCTION
SPORTS CENTER
18 MIKE RICHARDS WAY
KENORA, ON P9N 1L2

DRAWING TITLE
LIGHTING, POWER & SYSTEM
PLAN – LOBBY AND
MULTIPURPOSE ROOM

SCALE: AS NOTED	FILE NO: 24.1095
DATE: 2024-05-13	DRAWING #:
DRAWN BY: AM	E3.1R1