



RRDSSAB

MANDATORY SITE VISIT

4 PLEX CONVERSION

April 10, 2018 11:00 am CST

Saulteaux Consulting & Engineering

18-017

Attendees:	Dan Thurber	Lake Country Contracting LTD.	LCC
	Petri Haapsaari	Finn Way General Contractor Inc.	FW
	Kris Richelhoff	Strone	ST
	Ben McNabb	Renew Construction Inc.	RC
	Caleb Boulet	Aegus Contracting	AC
	Pat Murphy	PDR Contracting	PDR
	Cuffy Kehl	Tramin Industrial	TI
	Trevor Enns	TDE Enterprises	TDE
	Dave Zatulsky	Saulteaux Consulting and Engineering; Project Manager	SCE
	Joe Bruyere	Saulteaux Consulting and Engineering; Civil Engineering Technologist	SCE

ATIKOKAN 4 PLEX CONVERSION

1.2 Project Update

A pre-tender site meeting was conducted. The site meeting is mandatory for any contractors intending to bid the project.

The site visit was performed to give contractors a chance to view the property and ask questions pertaining to the job prior to bidding. Below is a list of the items discussed.

- Contractors were notified by Dave Zatulsky (SCE) that the kitchen sinks that were specified in Addendum #1 will be changed.
- It was noted that on the main floor leading to the existing basement stairwell that there is a door that is not shown on the drawings. This door is to be removed and that an opening as shown on the drawing is to be created.
- Each individual unit is to have its own electrical & gas meters.
- The furnace that is currently in place may be reused as long as it is good working condition and meets current codes.
- The hot water tanks that are currently in place may be reused as long as it is in good working condition and meets current codes.
- Basement wiring and number of plug-ins are to be kept to a minimum as per the Ontario electrical code.
- Existing floor drains in basement is to be relocated into proposed utility rooms, and additional floor drains are to be installed in the adjacent utility rooms.
- Contractors were concerned about existing materials that may contain asbestos. Designated Substance Survey (DSS) reports for existing tile & drywall will be made available to contractors prior to bidding deadline.
- A small amount of mould was noticed where the baseboards have been removed. The amount that could be observed is negligible however, if a significant amount is found during construction a change order may be issued if additional remedial work is required.
- The drawings did not indicate an attic access hatches and will be required. 1-24"X36" fire rated access hatch is to be installed.
- Existing light fixtures in upstairs units are in good condition and to be re-used. After further consideration, existing are to be replaced with LED lights as specified.

- All baseboard & window/door trim is to be painted white throughout.
- All door hardware to be standard residential passage & lockset throughout.
- Dimensions for kitchen countertops at sink locations are to be 6'4" +/-.
The countertop length at the stove 1'-6" +/-.
- The basement stairs are to be replaced with a new closed riser stairs.

Prepared by:



Civil Engineering Technologist

Saulteaux Consulting & Engineering