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December 2, 2025

Town of Blind River

11 Hudson Street,
Blind River, Ontario

Re: Addendum No. 1 – Questions regarding Marina Roof Replacement

TULLOCH Engineering is providing these clarifications for perspective bidders for the Marina Roof Replacement project.

1. There are 3 roof vents shown, with a note to replace damaged ones. There is no specification noted. Does Tulloch have further information on this, such as size, style desired, etc. or are these simply plumbing vents requiring new vent boots?

Answer: There are 2 plumb stacks that have been damaged from previous ice sliding down the roof. The Town is requesting that the Contractors make provisions to splice the damaged vent stack (likely down within the attic cavity) and replace the vent stack with a new equivalent size. For pricing – allow for the vent stack to be a 3” diameter PVC piping and the new vents shall extend 600mm (24”) above the roof line.
2. There is no mention of eavestrough or gutter downspouts removal or replacement. Are they required? If so, does Tulloch have quantity information available for clarity?

Answer: There is no eavestrough currently on the building. No removals or reinstating of eavestrough is required.
3. There is mention that fascia and trim fasteners are to be white (page G1) but also note that section 1-S1 on page S3 allows for black or brown. Please advise preference.

Answer: All the fascia perimeters around the building have a 450mm (18”) siding covering. Contractors are being asked use color matching nails/screws to install the required metal drip edge or edge flashing around the eaves/overhangs.
4. In section 3-S1 on page S2 there is mention of existing vinyl siding being replaced. There is no mention of the style, colour, or quantity required. Please advise.

Answer: There are areas where the gable end of a wall above the roof line will require the need for partial siding removal/reinstatement to install new wall flashings. Contractors are being

requested to reinstate the existing siding or make provisional allowance for the replacement of the vinyl siding with a matching color. Home hardware in Blind River previously had a very good matching color shade for the vinyl siding.

5. Do you want the AR-38 roof panels with single lock or double lock for the seams?
Answer: The Roof panels should be planned with the double lock for the seams.

6. Given the location and building being subject to lots of moisture, should there be Blueskin over the entire roof under the metal roofing? What about for the shingles?
Answer: Contractors are asked to price both options with a full coverage of a Blueskin water proofing membrane (peel and stick) or equal below both metal roofing and shingles as the backup water protection system.

7. Do we have to replace the lower fascia around the building (to match new upper fascia).
Answer: No fascia replacement is required during this pricing. The intention is to replace the roofing and flashings only and reinstate any existing fascia/sidings on the building.

8. Who is responsible for Bldg Permit and who pays for it?
Answer: Contractors are required to apply and obtain a building permit through the Town and pay the associated fee.

9. Can we install safety fencing all around the building? Will the building need to be operational during reroofing?
Answer: Contractors may choose to install construction fencing around the immediate work zones or the building as a whole, however, the intent will be to keep the building operational during the roof replacement, so there will need to be provisions made by the Contractor to provide access into the building entrances/gift shop and protect any public wishing to utilize the building/amenities. The Town will work with the Contractor to shut down access at certain doors while working directly over that area of the roof, but this will have to be agreed upon by the Town prior to closing of specific areas and 2 weeks advance notice will be required.

10. Will this be a CCDC-2 contract with Builders Risk insurance required?
Answer: The Town of Blind River would like to have a formal contract between the selected Contractor and the Town which can follow a CCDC-2 contract. Contractors are asked to review and acknowledge that the insurance requirements of the CCDC-2 contract will be required and proof of such provided prior to the start of the project. Builders Risk Insurance is expected to be a requirement of this project to protect the contents and materials during the construction project.

The above noted clarifications/answers shall replace any notes or stipulated requirements shown on the TULLOCH drawings 25-1365 dated Nov 14, 2025 – For Contractor Pricing for the Marina Roof Replacement Project.