

April 3, 2025

Addendum 3

Request for Quotation Addendum 3 - 5330-02-1038 – The Point Art Run Centre. Stairway Replacement.

The Documents for this work are revised as noted herein. All such revisions become a part of the work and shall be included in your Tender. No consideration will be allowed for extras due to the tenderer not being familiar with this addendum.

REFERENCE: Questions/notes

QUESTION & ANSWER:

1, Q. Architectural and structural drawings contradict with detailing for stringer sizing. Please confirm which to follow. Architectural is 1.5-2" and structural is 4".

A. Architects' drawings have been updated in last two revisions to 4". Please use 4" and note there are minor changes to position and post being used since the first issue.

2, Q. Structural ok with the 2x4 frame for stair treads that is noted in the architecture? There is no detail for this in the structural drawings.

A. Yes.

3, Q. Is there a framed floor in between the concrete at lower level? Architectural drawings show no framing where structural drawings do

A. I am worried you are not looking at the final plans, the drawings show framed floor with timber finish same as the steps. Please see latest set.

4, Q. Structurally, is there a beam running perpendicular to the JR2 rafters? Currently nothing detailed for rafters to land on.

A. Please look at the latest set of drawings showing rafters

5, Q. We assume the roof ledger is to be GRK to wall studs and recessed into siding? Please confirm.

A. No, the structure can sit separate from the existing wall. New roof to receive flashing against wall.

6, Q. Unknown wall makeup for connection point where ledger is meant to be connected. Do we have structural drawings to confirm the stud spacing/ attachment points

A. No existing documentation exists of the existing structure. We should review on site with structural engineer after demolition is complete.

7, Q. Material for all timber framing, is this to be painted or stained

A. Treated timber is recommended

8, Q. Material for Stair tread is this to be pressure treated

A. Yes please

9, Q. Stringer to post connection details is contradictory between architectural and structural. Is the solution of the architectural drawing acceptable for this location? Otherwise for this 4"x4"x1/4" angle x6 (see structural) is there an acceptable simpson angle?

A. The architectural detail is acceptable and confirmed by structural engineer.

10, Q. CCQ post beam connector for base and top of P1 6" post - 4" beam x12 6" beam - 6" post x4. Structural can you specify which one?

A. For 3 1/8 post can be CCQ5-4SDS2.5, for 6" D fir post CCQ5-6 SDS2.5

11, Q. Post saddle for base of P1 x2 RCPS6HDG? Is this acceptable?

A. If I'm not mistaken the RCPS6HDG is a case in place bracket. No, please note the concrete wall is existing and the post sits 181mm away from the wall to accommodate for the stair width, we need to make a custom bracket and structural engineer must specify.

12, Q. Structural nothing specified for two posts that land on concrete wall

A. CPTZ is acceptable.

13, Q. Grab Rail detail, there is nothing noted in the drawing for the material. Please confirm.

- A.** Railing must be attached to 2"x4" ledger at max. 4' intervals. Handrail:- GMS 50mm diameter handrail fixed to timber ledger at max. 4' intervals.

14, Q. Structural drawing calls for a roof truss by others at the top of the stairs. Is the structural designer happy with this being built on site.

- A.** The structural engineer must approve our recommended sizes as per latest set, awaiting feedback.

15, Q. Roof sheathing material has not been specified. We have assumed $\frac{3}{4}$ T-G roof fir ply sheathing Please confirm. Will this be painted or covered with a soffit?

- A.** Metal standing seam profile to match existing, concealed fixing, 24 gauge (0.53 mm) with galvanised or zincalume coating of az50 or similar approved, colour to match existing on synthetic roofing underlay high temperature material on 19mm plywood on rafters. Soffit to match existing deck, t&g 140mm wide plank.

16, Q. Will there be a roof fascia? What specification

- A.** 2x8" Solid treated timber, colour to match existing.

17, Q. Is it okay to use 3x12 Pressure Treated material for Stringers. Would create a stronger stair.

- A.** Yes is Okay

18, Q. When viewed from exterior, the window on the left of entry door looks as though it may interfere with the new roof construction of the stair. The architectural plans do not show the 2x6 rafters. Is it possible for architect to confirm? (BP-004)

- A.** Please see updated drawings, the window sits below the roof construction.

19, Q. Can the structural steel baseplates, post to stringer angles, and the handrail all be galvanized and not painted? Galvanization is not noted on structural plans.

- A.** Yes it can.

20, Q. If using 6x6 Pressure treated posts as noted on the structural plans, should the L brackets attaching to the stringer be larger? To accommodate through bolts through the centre of the post. Using 4" angle would not allow through bolts in the center of the material.

- A.** Architectural detail to be used, structural engineers confirmed it is ok.

21, Q. Please specify steel to concrete connection for the two posts that sit directly on the concrete wall along the building wall. All posts either sit on 2x10 material using CCQ, or on the baseplate detail provided in the structural plans.

A. CPTZ is acceptable.

22, Q. The post to beam connection at the floor level (P1 to B01), notes using CCQ brackets, is the intention to use these in an inverted fashion? Generally these brackets are used with overhead beams.

A. B01 connects to the existing concrete wall with LGUM210-4 bracket. The post also gets fixed to this wall with a custom bracket as per engineer's design.

23, Q. Specify hanger or alternate connection for the BR1 4x10 roof beams at LR Ledger or LR connection to posts

A. Just regular nailing, the system is based on the diaphragm connection to the ledger and the existing building

24, Q. Specify connection detail for P1 6x6 PT posts to BR1 Roof beams.

A. Please Can be CCQ5-4SDS2.5, or CBTZ

25, Q. Double confirming all wood structural wood to be Pressure treated, and hand railings/pickets can be untreated Cedar?

A. All pressure treated.

26, Q. Please clarify that the LF ledger is not continuous and would attach to the concrete between the B01's? Or could the LF ledger be continuous and the B01's hang off the ledger board. In this case ledger material would need to be increased to 2x10 material.

A. Please Ledger goes in between the beams

27, Q. Will there be a roof fascia? What specification

A. 2x8" Solid treated timber, colour to match existing.

28, Q. Can the Closing Time and Date be pushed back to Monday the 14th April.

A. Yes, new Closing Time and Date 16:00:00 hours; ~ April 14th – 2025

End of Addendum