WHITELINE | Architects Inc.
83 ONTARIO STREET 905-688-6087
ST. CATHARINES admin@whitelinearchitects.com
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NIAGARA CATHOLIC
DISTRICT SCHOOL BOARD

CLARIFICATIONS:

1. **Building Permit Status:**
   The Owner/Consultant have received an Approved Building Permit. The Permit is in electronic format, and will be past onto the General Contractor upon project startup.

2. **Conflict of Interest:**
   Please note; sub-contractors, Manufacturers, and suppliers are also held conflict of interest clauses stated within Specification 00100, Item 13.0, which included any entity currently involves in a legal suite with the property owner (NCDSB).

3. **Roofing:**
   Remove Specification 07520 from this project. Roof deck types as per Tendered drawings.

4. **Door and Frame Schedule:**
   On the Door Schedule change Door #120-1 to be #120; On the Door Frame Schedule below frame F-13, please add in doors 115-3, 119-2, 119-3, 119-4, 119-5 & 119-8. Please note, the contractor must cross reference all frame types in the door schedule to the frame type schedule as listed numbers below frame type schedule are for convenience only and the door schedule is to be maintained. Any discrepancies must be identified to the Architect by the Contractor prior to fabrication.

5. **Stage Curtain:**
   The stage curtain is located at the proscenium opening between gymnasium 119-1 and stage 119-7. The proscenium opening is 22'-0" wide, by 12'-5" high (stage floor to top of opening). All dimensions to be site verified prior to fabrication.

6. **Existing Soil Reuse:**
   Existing on-site soil found to be in suitable conditions under the specifications of the project, and any soil testing reports, may be reused on this site as required by the Tender documents.

7. **Base Bid Kindergarten Paly Area Surface:**
   The area **inside the kindergarten play area** noted as "**GRASSED AREA**" on Drawing A1-1 should read Asphalt area, This Asphalt area is to follow the specified details for Standard-duty Asphalt on the Civil Engineering Drawings, and must be priced in Base Bid. (see Tender Proposal Forms - Appendix 'B' for Mandatory Separate Pricing).

8. **Site Fencing:**
   Contractor to follow any Architectural Drawings in event of any site fencing conflicts, between Architectural and Civil Engineering.

9. **Air & Water Balancing Allowance:**
   The $30,000 cash allowance in Specification 15010, for Balancing is already covered in project's general Cash Allowance in Specification 01020, held by the General Contractor, and is not to be added to the Mechanical Contractors Tender Value.

10. **No Waterproofing / Drainage at foundation perimeter:**
    There is no requirement for perimeter foundation wall waterproofing of drainage tile.

11. **Mandatory Separate Prices (O/H&P):**
    Overhead and Profit for all parties, is within the values provided in the Mandatory Separate Prices in the Tender Proposal Forms.

12. **Seismic Requirements for M & E:**
    Mechanical seismic restraints contained within Mechanical Specifications Section 15010, item 3.27. Electrical seismic restraints contained within Electrical Specifications Section 16070.

13. **Work Beyond the Property Line:**
    All work shown on the Tender documents beyond the Property line, is within the contractors' scope within this Tender.

14. **Sprinkler Pipe Sizing:**
    Sprinkler pipe sizes will be determined by sprinkler design Engineer.

15. **Finished Floor Elevation:**
    Finished floor elevation as per Civil Engineering drawings. Any conflict presented by elevation s noted on drawings, should be presented to Architect by project GC prior to excavation.

16. **Elevator Pit Height:**
    The Elevator pit floor is to be approximately 5' lower than the floor at the ground floor opening, and to be verified based upon the elevator manufacturers approved shop drawings.

ADDITIONAL/UPDATED DOCUMENTS:

17. **Structural Addendum #1 (ADD-S01):**
    Answers to Structural related questions.

Attached: Structural Addendum #1 (8-pages)

ADDENDUM

250104 — Job Number

ADD-S01 — Addendum Number

PROJECT:	NCDSB Elementary School
CLIENT:	Whiteline Architects Inc.
GENERAL CONTRACTOR:	TBD
TRADE CONTRACTOR:	TBD
DATE:	June 23, 2026
AUTHOR:	Trevor Arsenault

General Note: This Addendum shall form part of the specifications and shall be brought to the attention of all concerned. The Addendum shall form an integral part and shall be read in conjunction with Specifications and Drawings and shall take precedence over all requirements to the aforementioned specifications and drawings with which it may prove to be at variance.

Receipt of this Addendum shall be acknowledged on the Bid Form. Failure to do so may subject the Proponent to disqualification.

Addendum ADD-S01:

Contractor Questions from Tender Set:

Question 1:
The structural drawings and the specifications note Seismic restraints for Mechanical and Electrical elements; however, the M&E drawings do not have any notes indicating this. Please confirm seismic restraints must be considered, designed, and allowed for by all Mechanical and Electrical contractors, as required.
Response:
Yes this is required. Refer to SSK1 for updated Design Loads

Question 2:
Is mudslab / lean concrete required under all footings, as per note 9. (Foundations) / Structural S0? It is noted but not drawn in the sections. If required, we note this would be by earthworks contractor.
Response:
Yes mudslab is required.

Question 3:
Is hollowcore topping required?
Response:
Yes topping is required. Refer to drawing S0

Question 4:
Please confirm specification / design mix for sloped light weight concrete topping in R3
Response:
Refer to drawing S0

Question 5:
S0 calls for all backfill to be Granular A. Is there an option to use any other granular material?
Response:
Granular ‘A’ to be used

Question 6:
Please specify if special deflection is required for joists supporting the curtain divider at the Gym. If yes please provide the deflection
Response:
Maximum OWSJ deflection = L/480. Refer to SSK4.

Question 7:
Please provide the dead load to be used for roof joist design
Response:
Refer to SSK1 for updated design loads

Question 8:
Please provide the snow accumulation to be used around mechanical units and screens
Response:
Refer to drawing S4

Question 9:
Are there any step footings required around the elevator pit?
Response:
Refer to drawing SSK2

Question 10:
Drawing S1 shows top of elevator pit slab at -5', Section L/S10 shows top of ftg at -6'. Please clarify
Response:
Top of elevator pit slab to be -5'-0" as per plan, section to be updated.

Question 11:
Are there any step footings required at mechanical sanitary/Storm lines? Sanitary invert at 180.08 and Storm invert at 180.5 where they leave the building will be below perimeter footing elevations.
Response:
Refer to SSK3 for step footing locations and U/S footing elevations at sanitary/storm lines

Question 12:
Section D on A4-2 shows frost slab configuration per structural, No frost slabs shown on structural, please clarify
Response:
Refer to SSK5 for typical frost slab detail

Question 13:
Kindergarten Play area masonry fence section on A1-2 shows a new fnd wall and footings as per structural, Nothing shown on structural, please clarify.
Response:
Refer to SSK6 for typical masonry fence foundation detail

End of Addendum ADD-S01

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"Professional *Engineers*"
Niagara Falls Office
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Tel: (905) 357-4015 Fax: (905) 353-1105
Stoney Creek Office
745 South Service Road, Unit 205, Stoney Creek, Ontario, L8E 5Z2
Tel: (905) 561-4016 Fax: (905) 561-1105
www.hallex.ca

DESIGN LOADS: (Niagara Falls)

LATERAL LOAD RESISTANCE SYSTEMS (LLRS)

LLRS PRIMARILY CONSISTS OF A NETWORK OF SHEAR AND/OR BRACING CONNECTED BY A DIAPHRAGM OF A METAL ROOF SYSTEM OR HOLLOW-CORE SLAB

DEAD LOAD:

SUPERIMPOSED ROOF LOADS:

3-PLY ROOF MEMBRANE	=	3 psf
INSULATION	=	1 psf
DENS DECK	=	1 psf
DROP CEILING	=	4 psf
PATIO STONES	=	25 psf
MECH./ELEC. ALLOWANCE	=	3 psf
TOTAL	=	37 psf
8" HOLLOW CORE SLAB	=	62 psf

SUPERIMPOSED FLOOR LOADS:

PARTITION ALLOWANCE	=	21 psf
TOPPING	=	24 psf
5/8" DRYWALL	=	3 psf
FLOORING	=	17 psf
MECH./ELEC. ALLOWANCE	=	6 psf
TOTAL	=	71 psf
8" CORE SLAB	=	62 psf

SUPERIMPOSED GYMNASIUM ROOF LOADS:

OWSJ	=	5 psf
STEEL DECK	=	3 psf
MEMBRANE	=	1 psf
INSULATION (GLASS FIBRE/RIGID)	=	1 psf
MECH./ELEC. ALLOWANCE	=	5 psf
TOTAL	=	16 psf

OCCUPANCY LOAD:

MAIN FLOOR	=	100 psf	(NOTE: LIVE LOAD REDUCTION FACTORS APPLIED PER OBC 2024 4.1.5.8.)
SECOND FLOOR	=	50 psf	
ROOF	=	21 psf	
EXITS/STAIRS	=	100 psf	
MECH. ROOM	=	75 psf	

SNOW LOAD: $S = I_S [S_s (C_b C_w C_s C_a) + S_r]$

$S_s = 38$ psf $S_r = 9$ psf $I_S = 1.15$ (ULS) 0.9 (SLS)

$C_b = 0.8$

$C_w = 1.0$

$C_s = 1.0$

C_a = (SEE PLAN VIEWS FOR SNOW ACCUMULATION)

WIND LOAD: $p = I_W\, q\, C_e\, C_t\, C_p\, C_g$ (AS REQUIRED)

$q\,1/10 = 7$ psf $I_W = 1.15$ (ULS) 0.7 (SLS)

$q\,1/50 = 9$ psf

$C_e = 0.9$

$C_t = 1.0$

$C_p C_g$ = (SEE PLAN VIEWS FOR ADDITIONAL LOADING) ASSUME 2.0 FOR ALL OTHERS

SEISMIC: $V = \dfrac{S(T_A)\, M_V\, I_E\, W}{R_d\, R_0}$

$S_A(0.2) = 0.443$	$I_E = 1.3$
$S_A(0.5) = 0.349$	$M_V = 1.0$
$S_A(1.0) = 0.194$	$T_A = 0.5$s
$S_A(2.0) = 0.0883$	$R_d = 1.5$
$S_A(5.0) = 0.0227$	$R_o = 1.3$
$S_A(10.0) = 0.00691$	W = DEAD + 25% BASIC SNOW
PGA = 0.282g	SEISMIC CATEGORY = SC3

SEISMIC RESTRAINMENT:

AS PER 4.1.8.18. $I_E F_A S_A(0.2) = 0.645$ (>0.35) THEREFORE MECHANICAL AND ELECTRICAL CONTRACTOR MUST SUBMIT SEALED PRE-ENGINEERED SEISMIC RESTRAINT DRAWINGS, AND/OR LETTER (FROM REGISTERED PROFESSIONAL ENGINEER FROM THE PROVINCE OF ONTARIO) TO ENGINEER-OF-RECORD FOR APPROVAL. THIS APPLIES TO ALL MECHANICAL UNITS, PIPING, CABLE TRAYS, LIGHTING, FIXTURES, etc. DESIGNED TO ACCOMMODATE BUILDING DEFLECTION (10") AND ELEMENT SPECIFIED LATERAL EARTHQUAKE FORCE IN ACCORDANCE WITH OBC 2024 4.1.8.18.

SOIL: *DESIGN ALLOWABLE BEARING PRESSURE IS 2500 psf (SLS) 3700 psf (ULS) AND THE SITE CLASS IS 'D' AS PER GEOTECH REPORT 24-0769 BY ENVISION CONSULTANTS. TO BE VERIFIED DURING CONSTRUCTION BY CONTRACTOR.*

HALLEX ENGINEERING LTD.
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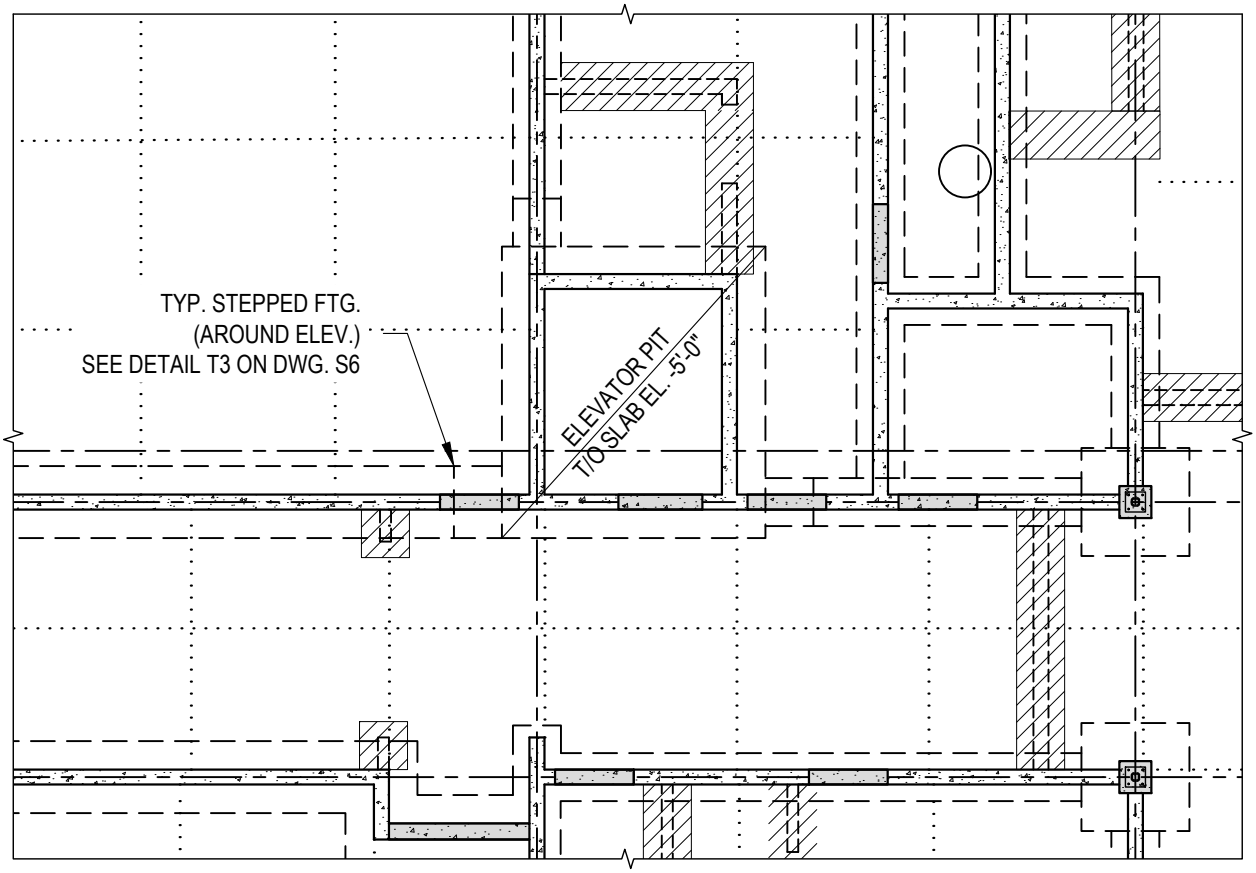
745 South Service Rd. Unit 301A, Stoney Creek, ON L8E 5Z2
Tel: 905-561-4016

PROJECT: NCDSB - NIAGARA FALLS ELEMENTARY SCHOOL	SCALE: AS SHOWN	JOB NUMBER: 250104	
	DATE: 2026/06/23	ISSUED FOR: ADDENDUM ADD-S01	
	DRAWN BY: TA	DWG: SSK1	REV.: 0
SHEET TITLE: DESIGN LOADS	DESIGNED BY: PW		
	CHECKED BY: ML/JH		

LICENSED PROFESSIONAL ENGINEER
J. A. HALUCHA
June 23, 2026
250104
PROVINCE OF ONTARIO



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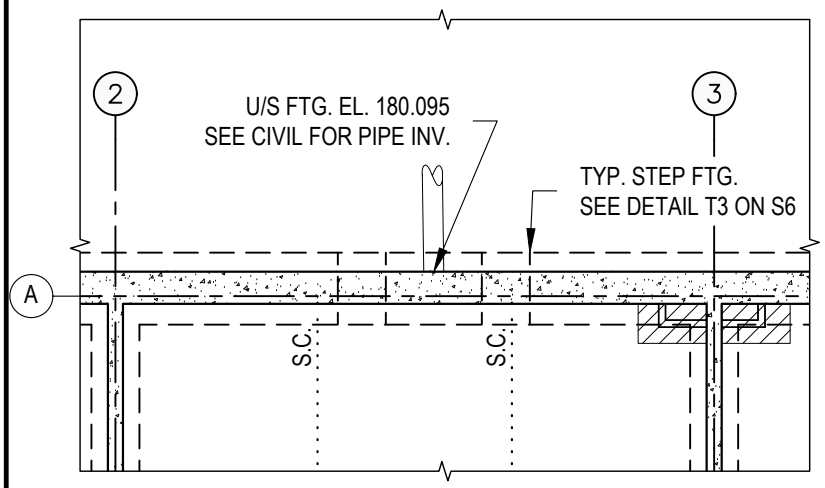
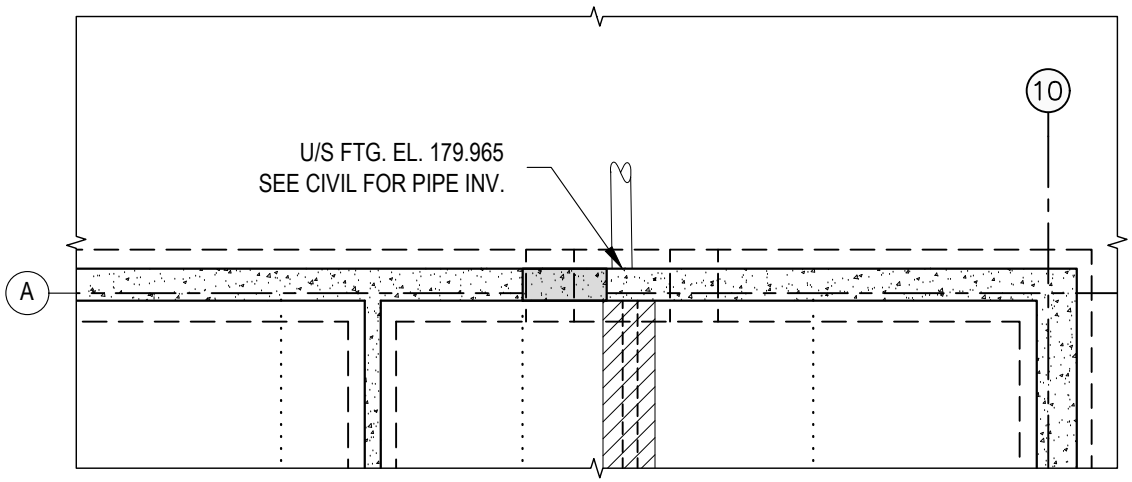
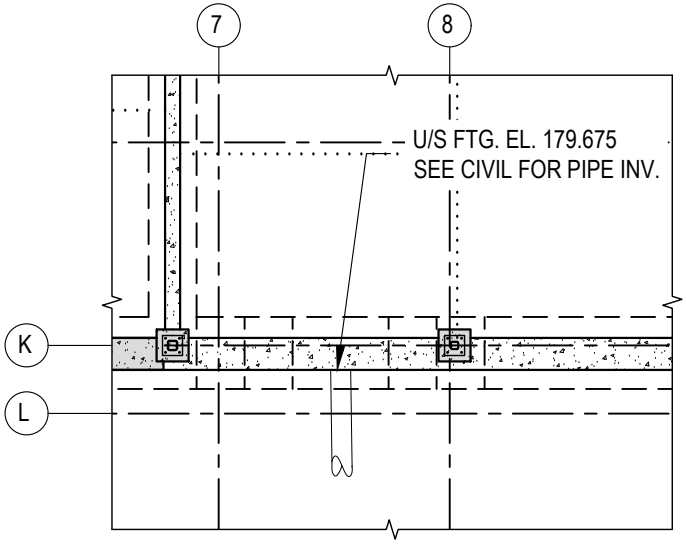
	DATE: 2026/06/23	ISSUED FOR: ADDENDUM ADD-S01	
SHEET TITLE: PARTIAL FDN. PLAN	DRAWN BY: TA	DWG: SSK2	REV.: 0
	DESIGNED BY: PW		
	CHECKED BY: ML/JH		







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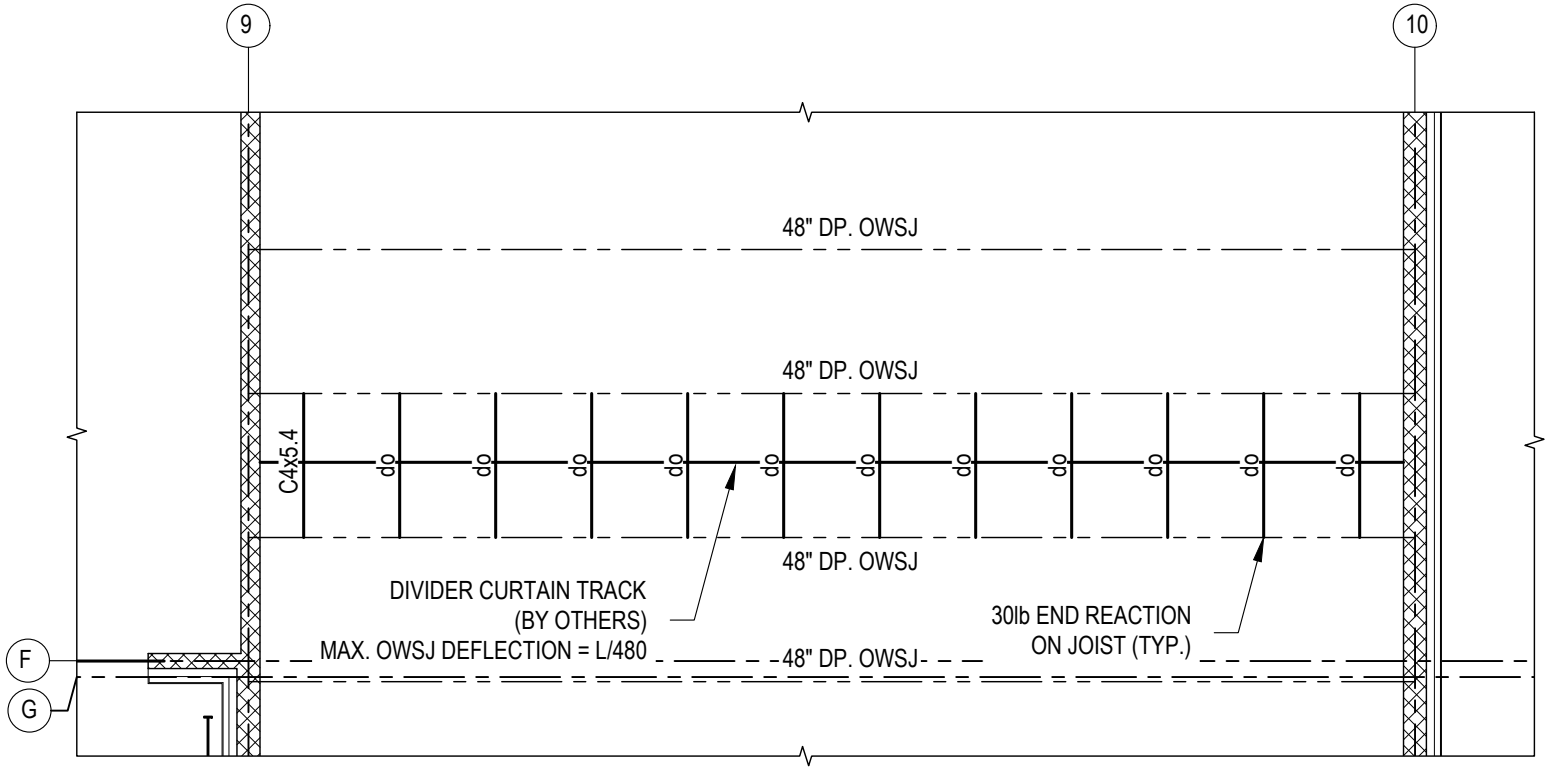
Tel: 905-561-4016

PROJECT:
NCDSB - NIAGARA FALLS ELEMENTARY SCHOOL

SHEET TITLE:
PARTIAL FDN. PLAN

SCALE:	AS SHOWN
DATE:	2026/06/23
DRAWN BY:	TA
DESIGNED BY:	PW
CHECKED BY:	ML/JH

JOB NUMBER: 250104
ISSUED FOR: ADDENDUM ADD-S01
DWG: SSK3
REV.: 0



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PROJECT: NCDSB - NIAGARA FALLS ELEMENTARY SCHOOL

SHEET TITLE: PARTIAL ROOF FRAMING PLAN

SCALE:	AS SHOWN
DATE:	2026/06/23
DRAWN BY:	TA
DESIGNED BY:	PW
CHECKED BY:	ML/JH

JOB NUMBER: 250104
ISSUED FOR: ADDENDUM ADD-S01
DWG: SSK4
REV.: 0

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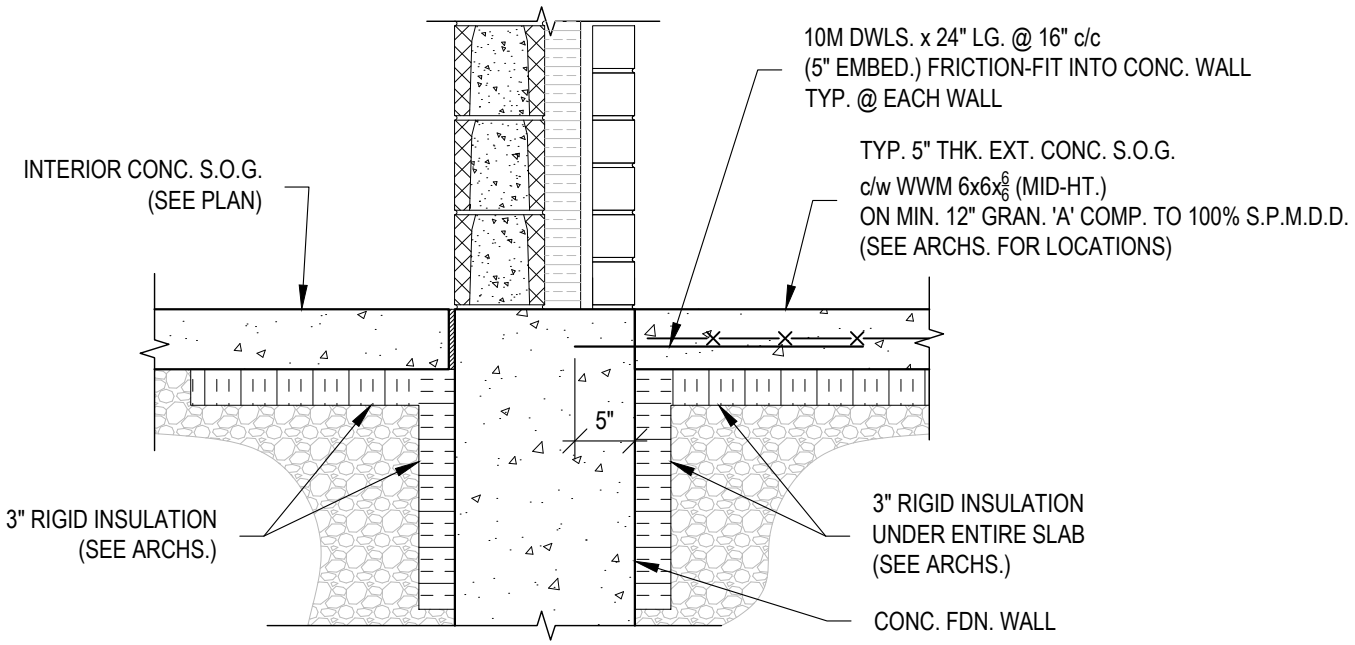

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	DATE: 2026/06/23	ISSUED FOR: ADDENDUM ADD-S01	
	DRAWN BY: TA	DWG: SSK5	REV.: 0
SHEET TITLE: TYPICAL EXTERIOR FROST SLAB DETAIL	DESIGNED BY: PW		
	CHECKED BY: ML/JH		

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June 23, 2026
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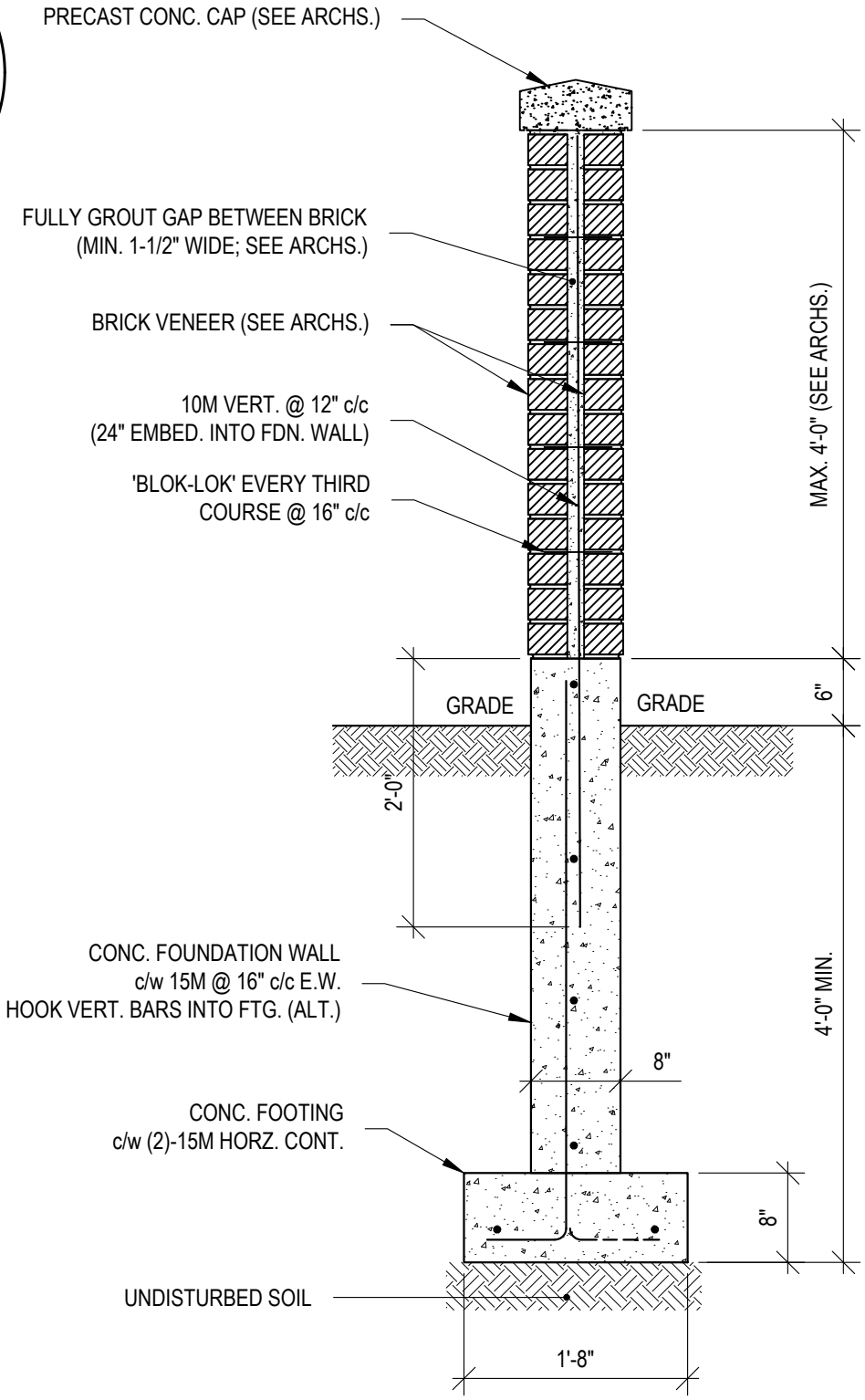

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PROJECT: NCDSB - NIAGARA FALLS ELEMENTARY SCHOOL	SCALE: AS SHOWN	JOB NUMBER: 250104	
	DATE: 2026/06/23	ISSUED FOR: ADDENDUM ADD-S01	
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SHEET TITLE: TYPICAL EXTERIOR MASONRY FENCE FDN.	DESIGNED BY: PW		
	CHECKED BY: ML/JH		