

ATTACHMENT C



CONTEMPLATED CHANGE ORDER

PROJECT	NAC ROOF REPAIRS PHASE 2	DATE	4/26/2021
CONTRACTOR	G&G ROOFING LTD.	CCO. NO.	7

REFERENCED DOCUMENTS (if applicable):

Emergency Site Instruction

Change Directive

DISTRIBUTION:

Contractor

Consultant

Project Sponsor

CONTEMPLATED CHANGE:

In accordance with Article 6.2.1 of the General Conditions, the Owner hereby requires the Contractor to assess the impact of the following proposed Change on the Contract Price and Contract Time:

Upstand wall between mechanical mezzanine room roof and upper roof:

With reference to RJC SI 12 Rev: Due to the ingress of moist air from the pool area and mezzanine mechanical room into the wall cavity, moisture accumulates and has caused the wall structure (some of which has been recently repaired as part of phase 1) to deteriorate.

The upstand wall is to be treated per SI 12 Rev.

Further, the existing roof sheathing of the mechanical mezzanine room roof is to be replaced with new fibreglass faced gypsum sheathing.

The pricing applicable to SI 11REV and SI 12REV should not include the interface of the parapet and upstand wall at the NW and SE corners. This work will be confirmed once the wall is opened up. This will provide proper continuity of the air/vapour retarders while limiting additional costs due to unknown risks.

Contractor's response is due within [insert number] days, unless otherwise noted above

At the request of the Owner, any Change in the Contract Price to be supported by a full breakdown of labour, material and other cost information

Any Change in the Contract Time to be supported by justification to the satisfaction of the Owner

REASON FOR CONTEMPLATED CHANGE:

As stated above.

ATTACHMENTS:

RJC SI 12 Rev

ISSUED BY:

Signature:

Marcus van Zyl

Digitally signed by Marcus van Zyl
DN: C=CA,
E=marcus.vanzyl@nanaimo.ca,
O=City of Nanaimo,
OU=Engineering, CN=Marcus
van Zyl
Date: 2021.04.26 09:55:44-0700'

Name / Title: Marcus van Zyl/ Project Manager

City of Nanaimo

DATE: Monday, April 26, 2021



The following instructions are issued for clarification only in accordance with the terms of the contract and on assumption that the contract is not materially affected and no extra cost or credit amount is involved. The Contractor shall notify the Consultant if, in the Contractors opinion, these instructions constitute a change to the work. If no written notice is received within 5 days of the date of this notice this instruction will be deemed to have no contract change.

Supplemental Instruction:

DESCRIPTION:

Replace upstand wall detailing in accordance with the attached SK 03 - Upstand Wall. Paint fibre-cement siding to match adjacent EIFS. Replace existing roof sheathing on the entirety of the mechanical mezzanine with new, fibreglass faced gypsum sheathing (Densdeck or approved equivalent).

All existing spray foam to be removed and substrates prepared to as-new condition. Contractor may replace framing members if more cost effective than cleaning. Implications to upper roof to be corrected if framing replacement is selected.

RJC to review prepared framing and substrate prior to application of spray foam. RJC to review upstand wall framing interface with parapet wall at southeast and southwest corners for air and vapour retarder continuity detailing once existing framing is exposed.

Contractor to install spray foam such that spray foam is in contact with the gypsum backing before curing (ie. apply the uncured spray foam to the sheathing). Upstand wall sheathing can be installed in strips to facilitate spray foam installation.

Attached - SK 03

References:

RJC letter report, dated April 8, 2021

22-Apr-21

(Issuing Consultant)

(Date)

Date

April 22, 2021

Contractor

G&G Roofing
113 Gava Place, Nanaimo,
BC

Owner

City of Nanaimo
455 Wallace Street,
Nanaimo, BC

Distribution

CONTRACTOR:

John Rupp

OWNER:

Marcus van Zyl

CONSULTANT(S) - RJC:

Jennifer McAskill
Bernard Ribeiro

Reason for SI:

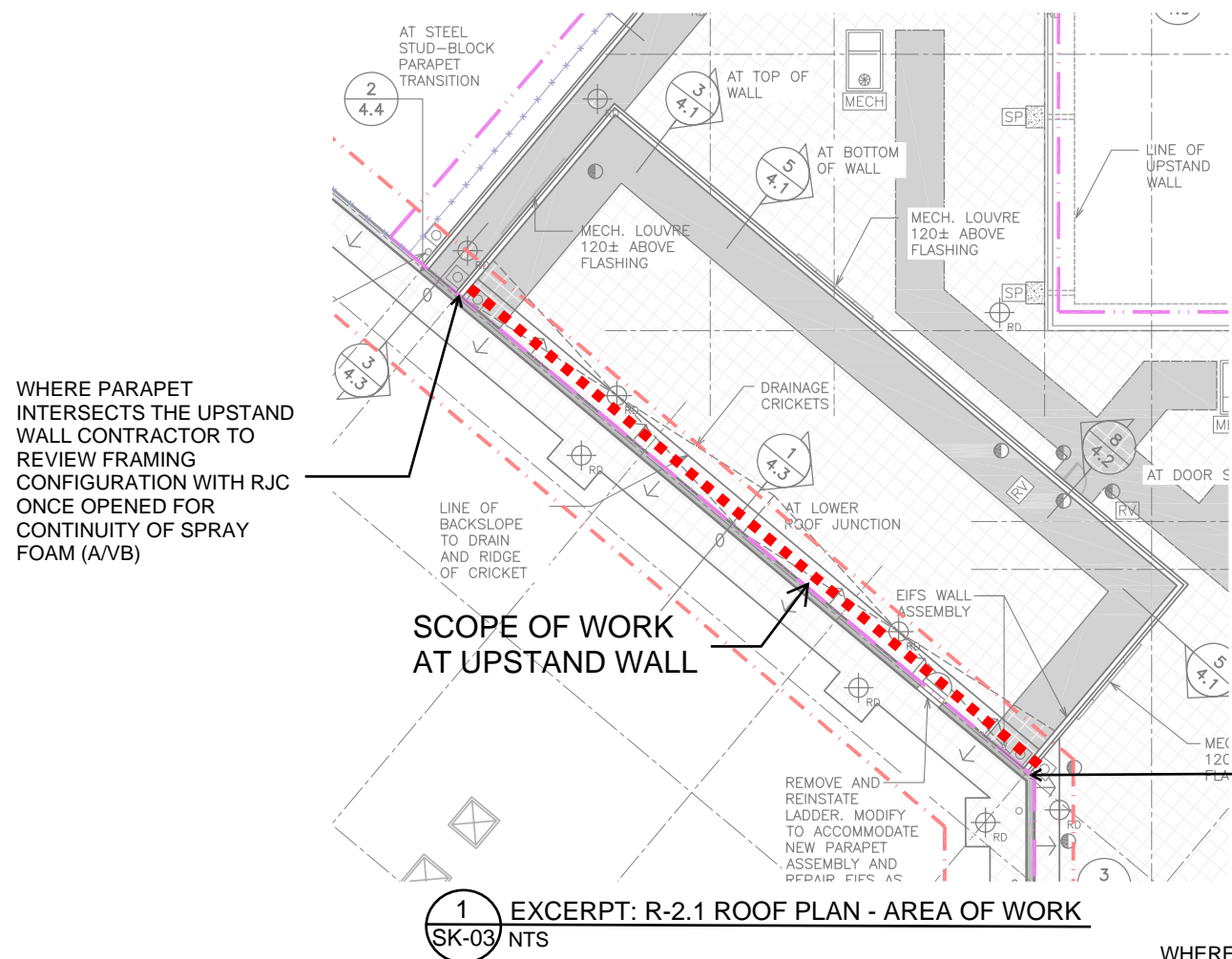
- ☐ Owner Request
- ☒ Site Conditions
- ☐ Other:

Project Name

Nanaimo Aquatic Centre
Roof Parapet Repairs

Project No.

NAN.101523.0006



WHERE PARAPET INTERSECTS THE UPSTAND WALL CONTRACTOR TO REVIEW FRAMING CONFIGURATION WITH RJC ONCE OPENED FOR CONTINUITY OF SPRAY FOAM (A/VB)

19mm DOUBLE SIDED FOAM TAPE BETWEEN STEEL STUD STACK AND ANGLE. FASTEN ANGLE TO STUD TRACK THROUGH FOAM TAPE WITH 12mm SELF-TAPPING SCREWS

25x100-20ga GALVANIZED STEEL ANGLE. LAP VB ONTO LEG OF ANGLE

