



Date: 13 March 2026

Project: Stratford Wellness Centre Design Services

1. Additions and Deletions

1.1. Reference Section 2.2.1 – General

1.1.1. Section 2.2.1.10 below is added.

2.2.1.10 Geotechnical Scope

- *The Consultant shall advise the Owner of any geotechnical investigation that is deemed required beyond that contained in Appendix D and shall assist the Owner in coordinating and undertaking such further geotechnical investigation.*
- *Any geotechnical engineering required to advise the Consultant, or their sub-consultants, on the application of information contained within the Geotechnical Report, or on design methods and means required to achieve the design requirements contained in the Geotechnical Report, shall be the responsibility of the Consultant or their sub-consultants.*
- *Geotechnical engineering design that may be required for specific project elements shall be the responsibility of the Consultant, or their sub-consultants.*
- *Geotechnical and materials testing is not to be included in the Consultant's scope of work.*

2. Amendments

2.1. Reference Section 2.2.1 General

- 2.1.1. The first paragraph in Section 2.2.1 is amended to remove wording surrounding additional geotechnical investigation.

Delete the first paragraph in Section 2.2.1 in its entirety and replace with the following:

The Consultant will act as an independent agent and provide design services, preparation of permitting documents, preparation of tender documents, preparation of construction plans and specifications, contract administration, on-site inspection during the construction phase of the project to ensure the Contractor completes the work in accordance with the plans and specifications, coordination of commissioning of all components, and warranty period review. Survey data acquisition deemed required beyond that contained in the appendices will be the sole responsibility of the Consultant to ensure the necessary design information is collected.

2.2. Reference Section 2.2.7 Contract Administration

- 2.2.1. Section 2.2.7.6 is amended to clarify the scope of Quantity Surveying and Cost Monitoring required as follows:

Delete Section 2.2.7.6 in its entirety and replace with the following:

Quantity Surveying and Cost Monitoring including, but not limited to the following:

- *Maintain an accurate ledger of project costs.*
- *Monitor project costs against the construction budget.*
- *Monitor and manage use of project contingency in coordination with the Owner.*
- *Thoroughly review change order quotations for accuracy and fairness.*
- *For progress claims, verify quantities, labour, materials, etc. prior to approval and recommendation.*
- *Provide up to five (5) concise reports or certificates detailing project completion status for the Owner's use and provision to lenders.*
- *Ensure prompt and regular submission of progress applications, holdback release, etc.*
- *Review and advise the Owner on appropriate release of mechanics lien and warranty holdbacks.*
- *Prepare final adjustment and statement of accounts upon project completion.*

2.3. Reference Section 2.3.5 Foundations and Concrete

2.3.1. Section 2.3.5 Foundations and Concrete is amended to revise wording surrounding geotechnical investigation and engineering as follows:

Delete Section 2.3.5 Foundations and Concrete in its entirety and replace with the following:

Foundations shall be cast-in-place and shall be designed for local soil conditions as determined by the Consultant's engineer. A Geotechnical Report previously completed for the site can be seen in Appendix D. The Consultant shall advise the Owner of any additional site investigation or geotechnical investigation beyond that included in Appendix D, or elsewhere in the appendices, that is deemed required and shall assist the Owner in coordinating and obtaining such further site or geotechnical investigation. Any geotechnical engineering required to advise the Consultant, or their sub-consultants, on the application of information contained within the Geotechnical Report, or on design methods and means required to achieve the design requirements contained in the Geotechnical Report, shall be the responsibility of the Consultant or their sub-consultants in accordance with Section 2.2.1.10 Geotechnical Scope. Foundations shall be designed as required for local loads and those of the building structure. Concrete shall not be poured on frozen subgrade and shall not be allowed to freeze prior to curing.

3. Acknowledgement & Addendum Submission

3.1. An initialed copy of this addendum must be submitted with the tender response as acknowledgment of its receipt.

End of Addendum No. 3