

**ADDENDUM NO. 1**

**COQUITLAM CITY HALL P&D  
OFFICE RENOVATION**

**3000 GUILDFORD WY  
COQUITLAM, BRITISH COLUMBIA**

**CTA PROJECT NO. 44018.0**

**CHERNOFF THOMPSON ARCHITECTS**

June 13, 2025

Total 10 pages  
including this page

## **ADDENDUM NO. 1**

### **ABCELLERA EVANS**

**CHERNOFF THOMPSON ARCHITECTS**  
CTA PROJECT NO. 44018.0

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The following revisions supersede the information contained in the original drawings and specification issued for the above named project and shall become part thereof. No consideration will be allowed for extras due to the contractor or any subcontractor not being familiar with this Addendum.

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#### **1.0 ARCHITECTURAL CLARIFICATIONS:**

- **Refer to attached Architectural Drawings**

- A-002 Phasing Plan
- A-02 New Main Floor Plan
- A-06 Enlarged Plans & Interior Elevations
- A-07 Service Counter Enclosure Detail
- A-08 Typical Millwork Details
- A-09 Service Counter Booth Details

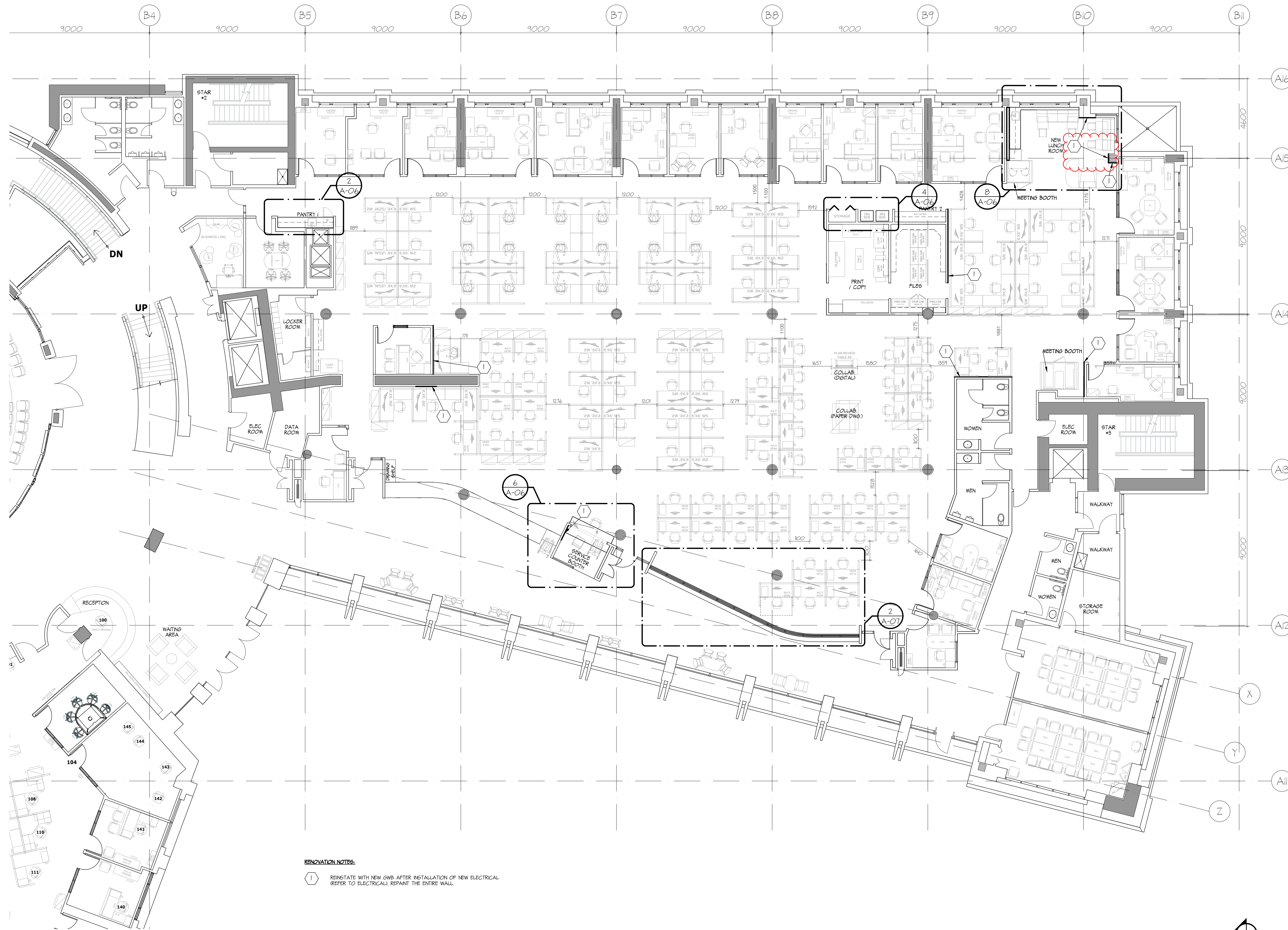
#### **2.0 ELECTRICAL CLARIFICATIONS:**

- **Refer to attached Electrical Drawings**

- E100 Demolition Plan
- E101 New Electrical Plan

Note: All changes are clouded for easy reference.





**RENOVATION NOTES:**

1 RENSTATE WITH NEW GWB AFTER INSTALLATION OF NEW ELECTRICAL (REFER TO ELECTRICAL). REPAINT THE ENTIRE WALL.

No.	DATE	REVISION
5	2025/06/09	ISSUED FOR ADDENDUM 1
4	2025/05/12	ISSUED FOR TENDER
3	2025/05/01	ISSUED FOR BP
2	2025/04/24	ISSUED FINAL SET
1	2025/04/16	ISSUED 60% CD SET

**PROJECT TITLE**  
**COQUITLAM CITY HALL DEPT OFFICE RENOVATION**  
 3000 GUILDFORD WY COQUITLAM, BC

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**SHEET TITLE**  
**NEW MAIN FLOOR PLAN**

PROJECT No.	44018.0
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REVISION No. 5

**A-02**

1 NEW MAIN FLOOR PLAN  
 A-02 1:100



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CHERNOFF THOMPSON ARCHITECTS





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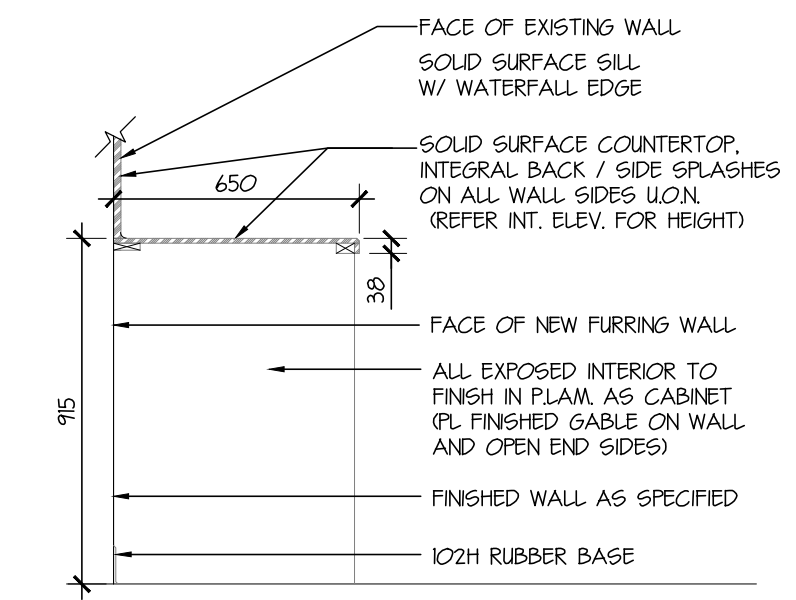
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 3000 GUILDFORD WY  
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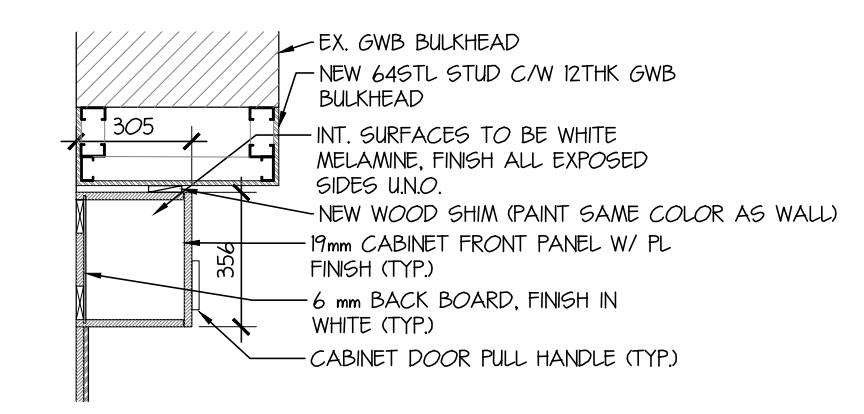
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**TYPICAL MILLWORK DETAILS**

PROJECT No.	44018.0
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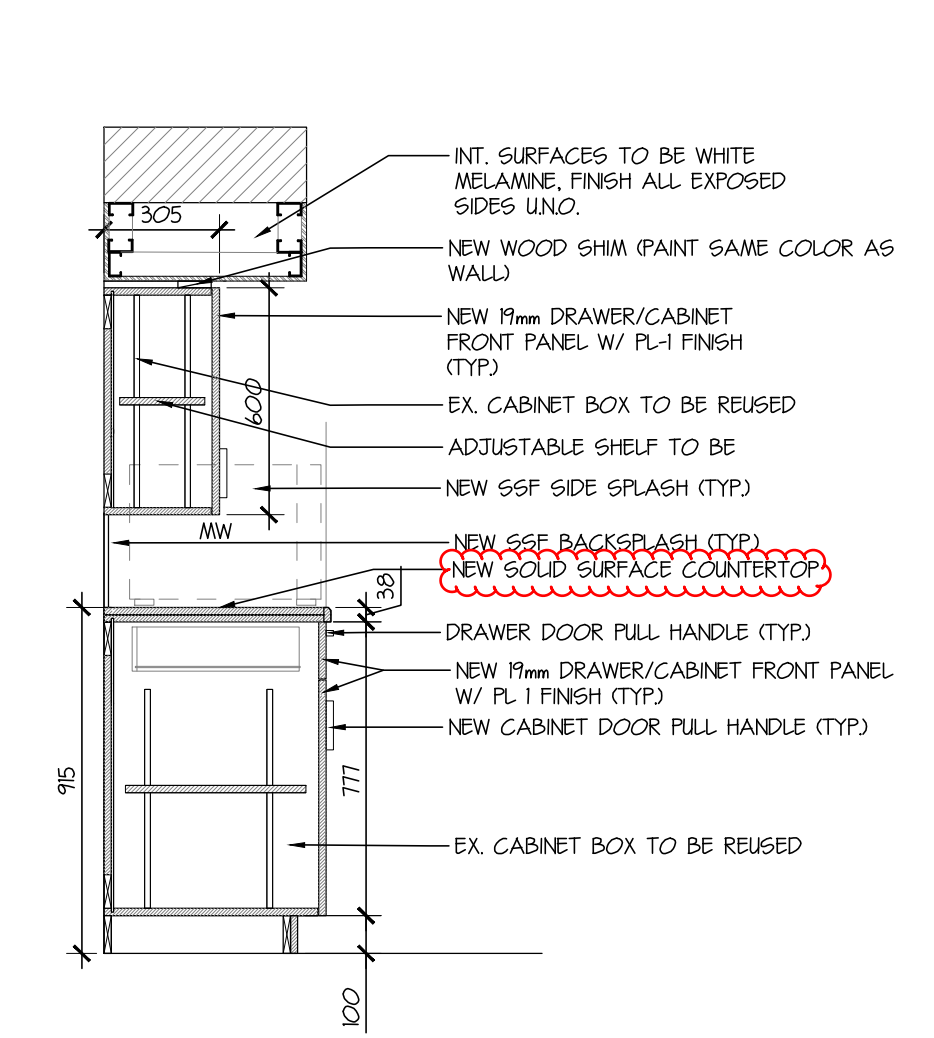
REVISION No. 5  
**A-08**



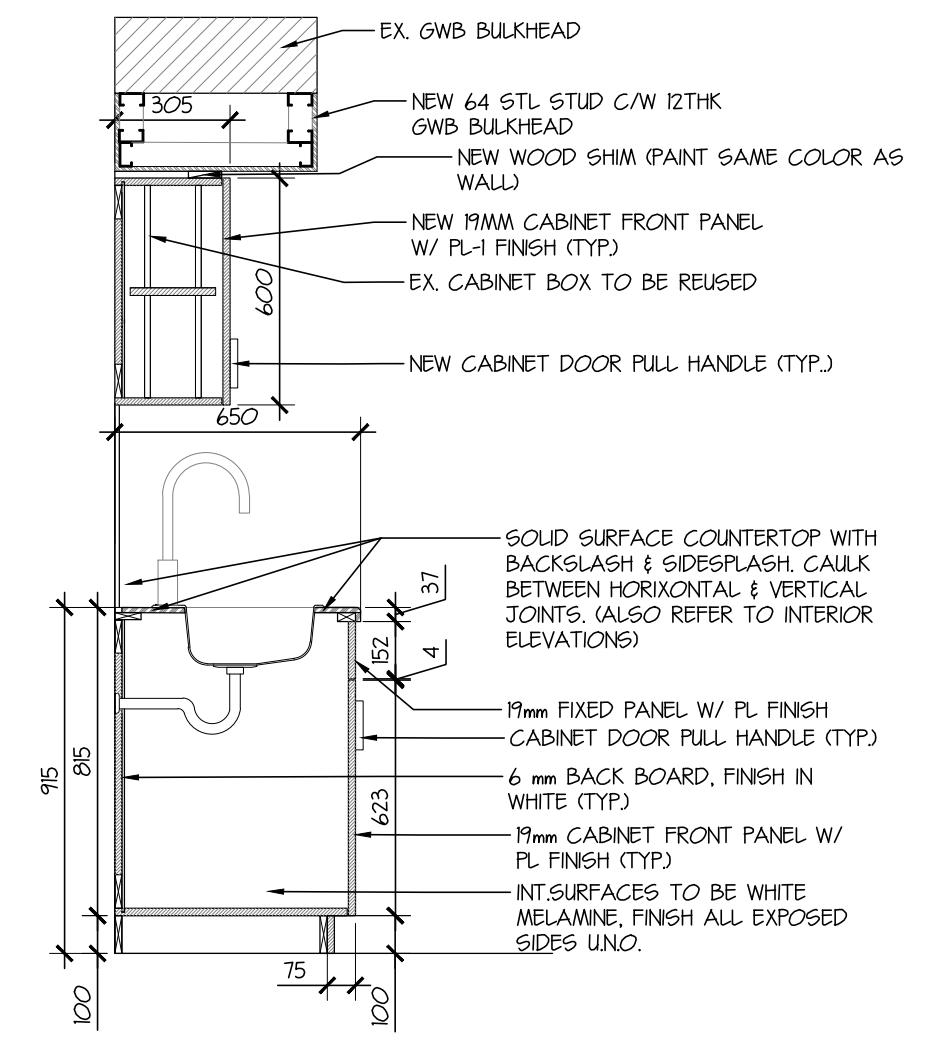
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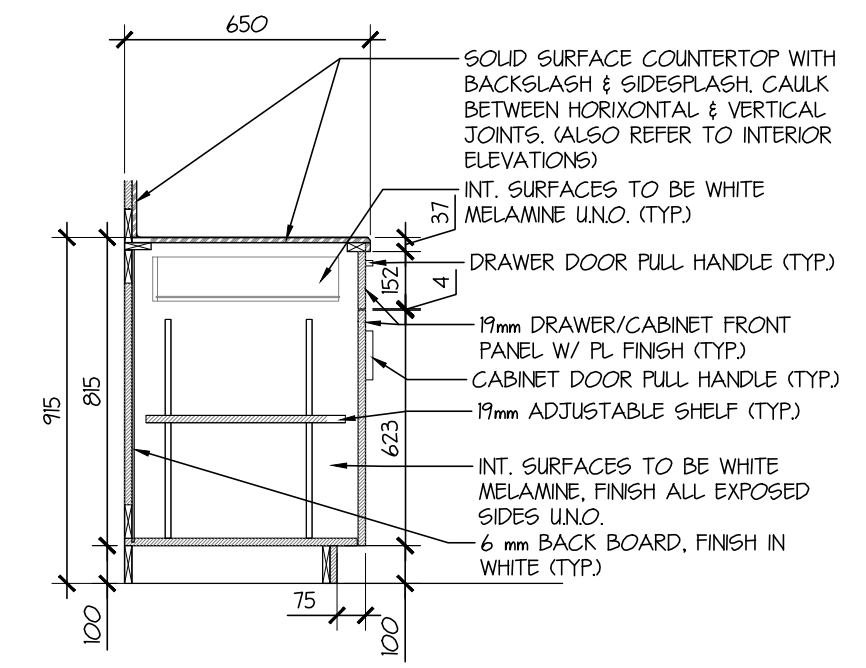
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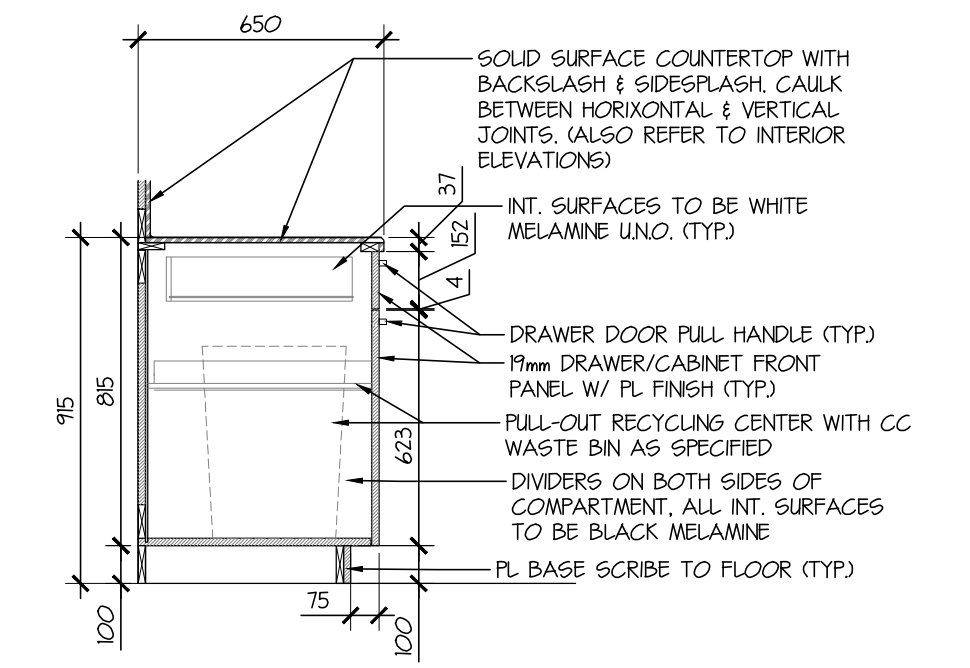
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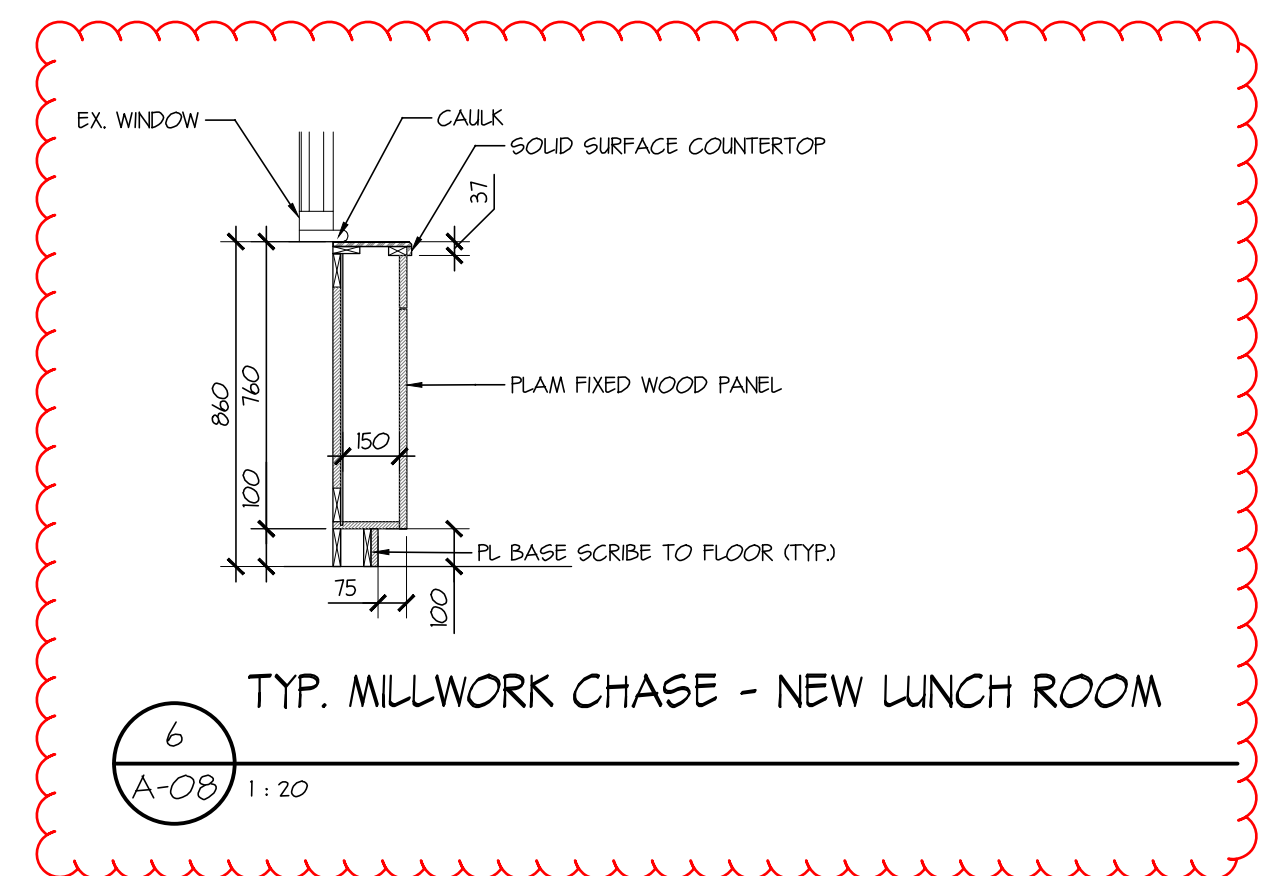
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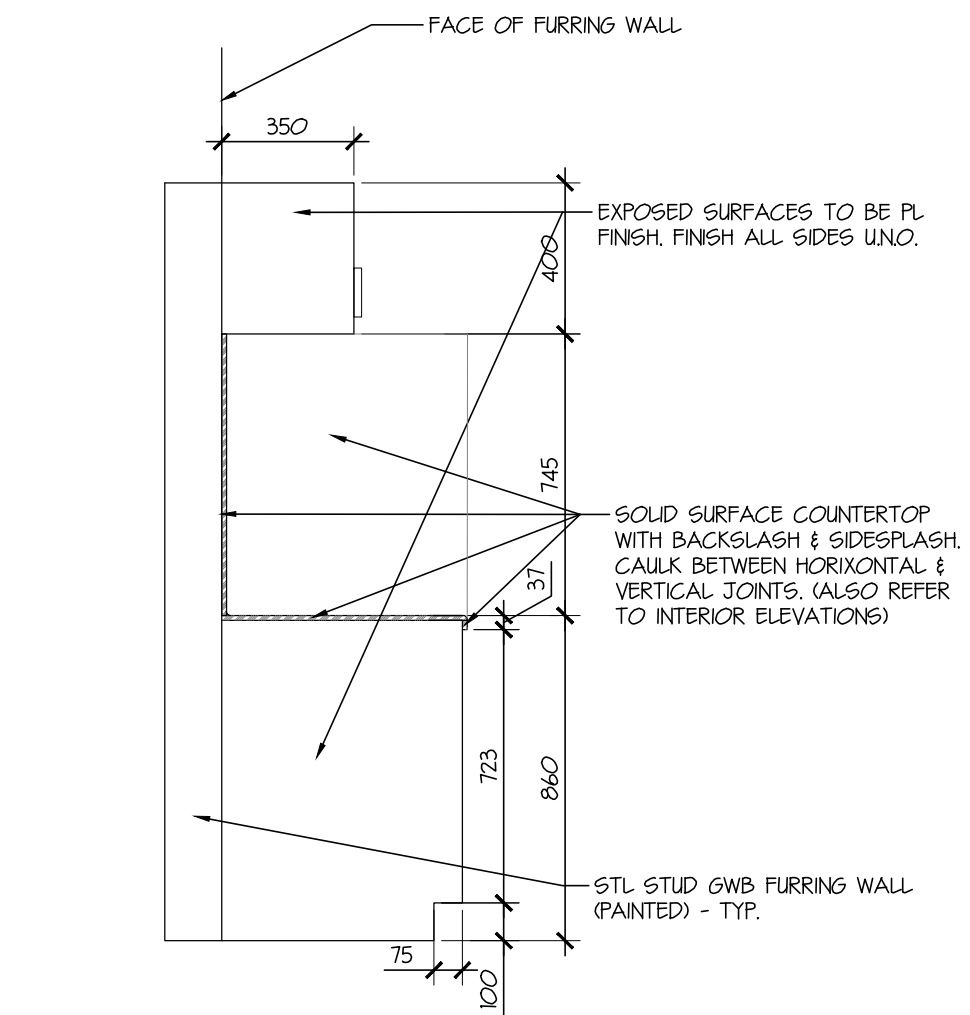
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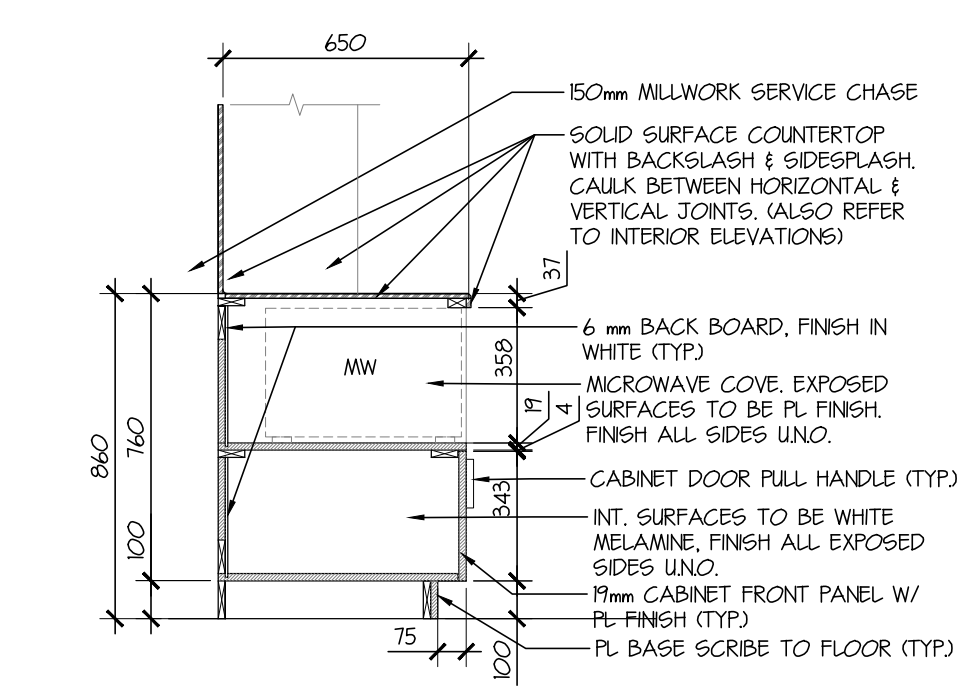
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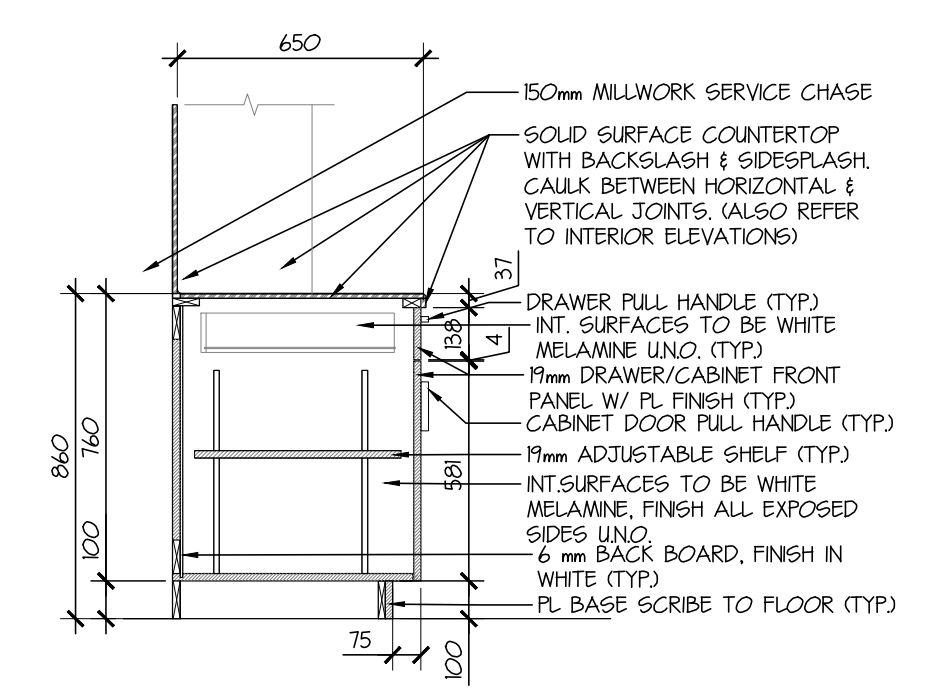
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 TYP. MILLWORK CHASE - NEW LUNCH ROOM  
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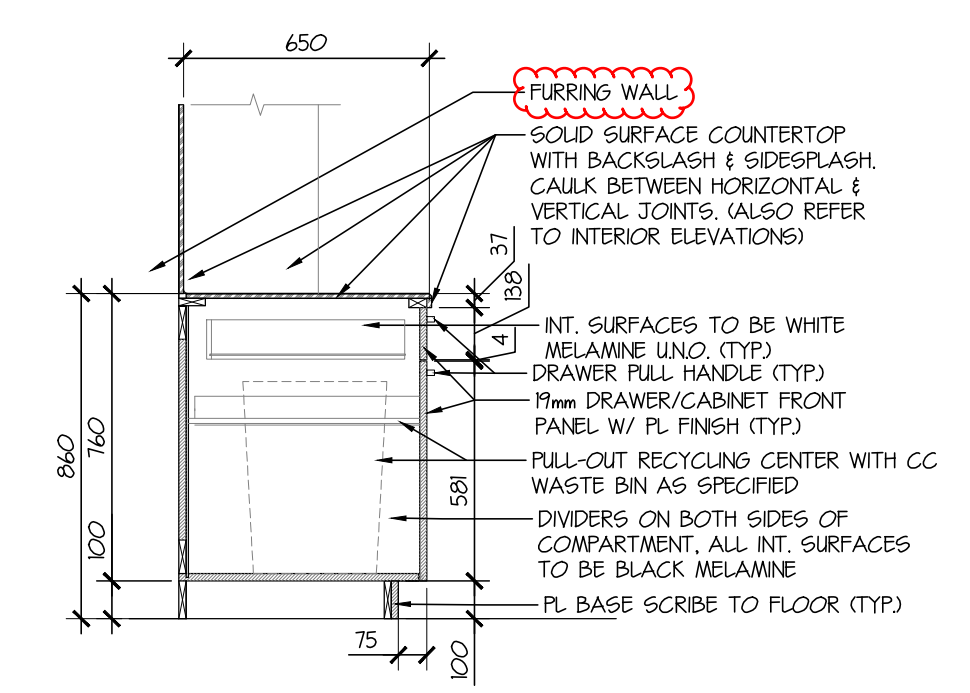
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 TYP. MILLWORK SECTIONS - NEW LUNCH ROOM EXPOSED SIDE PANEL  
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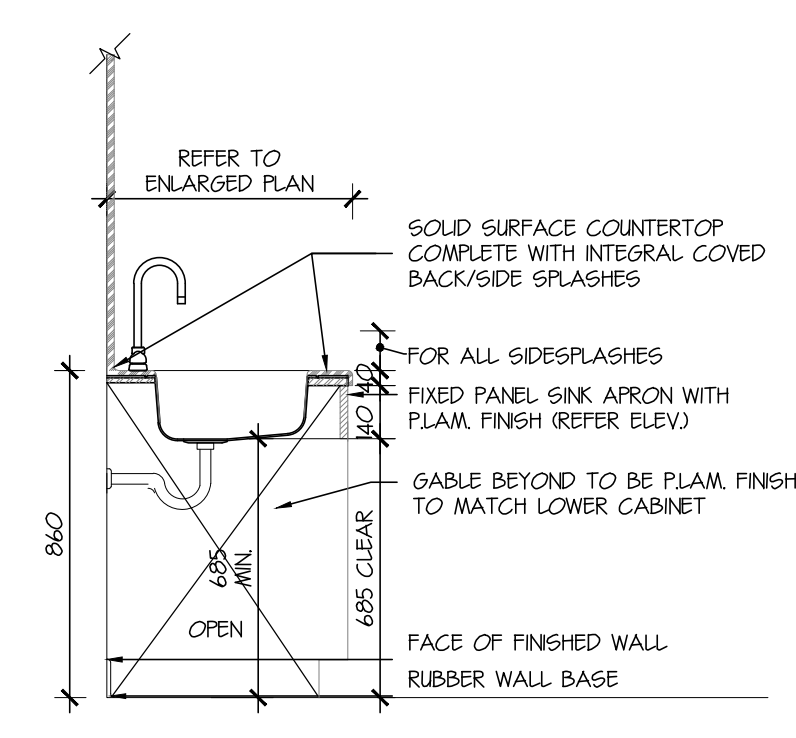
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 1:20

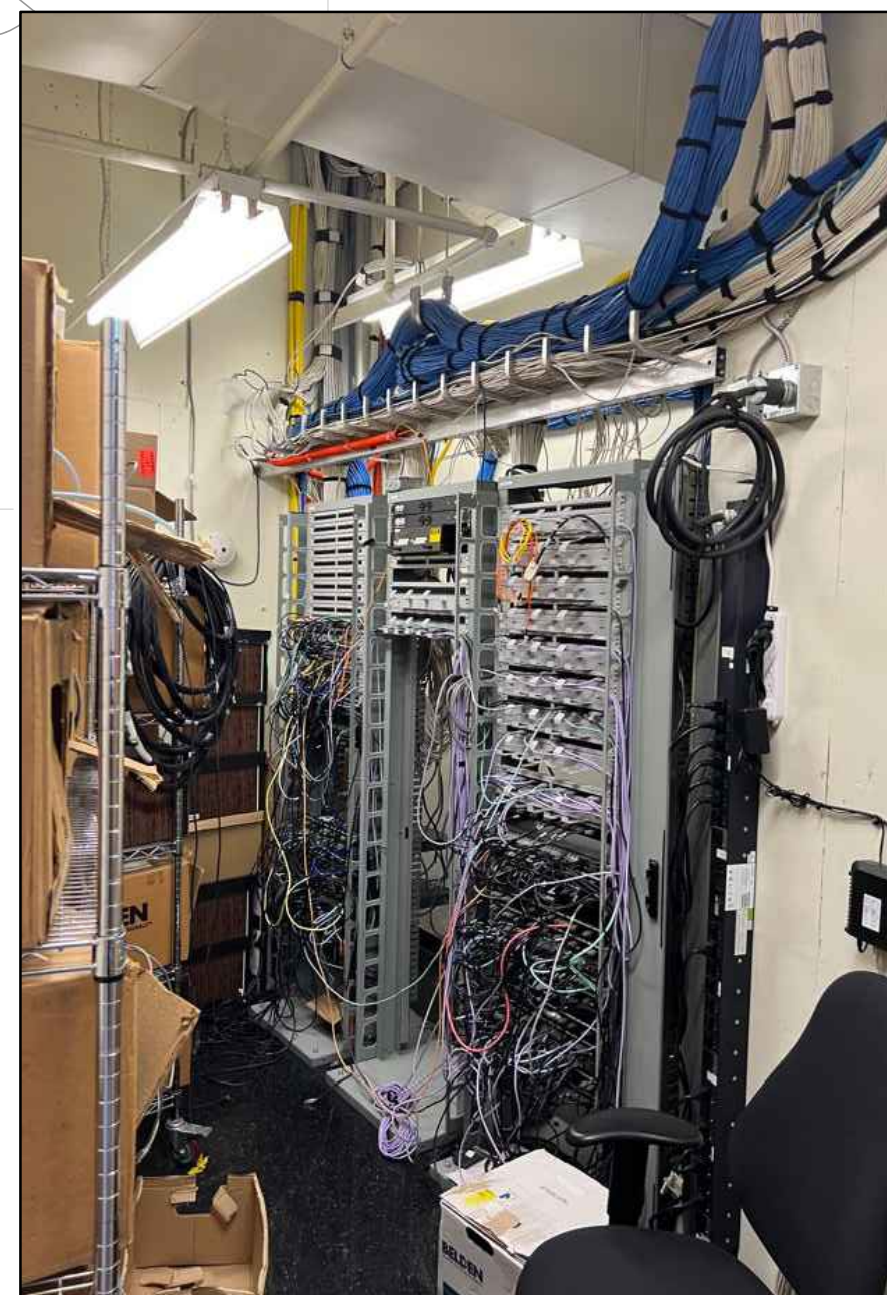


2  
 A-08  
 TYP. MILLWORK SECTIONS - NEW LUNCH ROOM PULL-OUT COMPOST CABINET  
 1:20



1  
 A-08  
 TYP. MILLWORK SECTIONS - NEW LUNCH ROOM ACCESSIBLE KITCHEN SINK  
 1:20





2 EXISTING DATA ROOM  
- NTS

1 DEMOLITION PLAN  
- 2000 4000 6000 1:100

**DEMOLITION NOTES**

- A. ALL REDUNDANT AND UNUSED WIRING INCLUDING ANY WIRING IN THE CEILING SPACE IS TO BE REMOVED BY THE CONTRACTOR.
- B. PROVIDE UL-C LISTED FIRESTOPPING TO ALL WALL PENETRATIONS TO ENSURE FIRE RATINGS OF THE ASSEMBLIES ARE MAINTAINED. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND RATINGS OF FIRE-RATED ASSEMBLIES. PROVIDE SHOP DRAWINGS FOR THE PROPOSED FIRESTOPPING PRODUCT. REFER TO SPECIFICATIONS FOR FURTHER DETAILS.
- C. FOR ALL EXISTING DEVICES INDICATED TO REMAIN, OR NOT INDICATED TO REMOVE, REINSTALL TO ALLOW CONSTRUCTION AS NECESSARY.
- D. FOR ALL ITEMS INDICATED AS REMOVE, REMOVE ITEMS INCLUDING CONDUIT AND WIRING ALL THE WAY TO THE SOURCE AND MAKE IT SAFE. DISPOSE OF ALL WASTE MATERIALS. FIRE STOP ALL OPENINGS. THE CONTRACTOR IS TO ALLOW FOR SITE VISITS, PRIOR TO SUBMITTING TENDER, TO VERIFY ALL ITEMS THAT ARE TO BE REMOVED.
- E. THE INTENT OF THESE DRAWINGS IS TO AID BIDDING CONTRACTORS IN DETERMINING THE APPROXIMATE EXTENT OF THE EXISTING EQUIPMENT TO BE REMOVED AND THE EQUIPMENT TO BE RE-USED. EXACT COUNTS AND EXTENT OF WIRING TO BE REMOVED, RE-USED, RELOCATED IS TO BE DETERMINED ON SITE BY THE CONTRACTOR. CONTRACTOR SHALL ALLOW FOR RELOCATION, RE-WIRING OF OUTLETS AND DEVICES WHICH ARE NOT SHOWN ON DRAWINGS BUT WHICH MAY BE FOUND AS WORK PROCEEDS. CONTRACTOR TO USE HIS EXPERIENCE AND BEST JUDGMENT FROM SITE VISIT AND WORK OF A SIMILAR NATURE TO DETERMINE HOW MUCH WORK THIS WILL ENTAIL. MAKE ALLOWANCE IN TENDER PRICE AS NECESSARY.
- F. CONTRACTOR SHALL LAY OUT CAREFULLY FOR TRADESMAN ON SITE. WHAT IS TO BE DONE WITH EACH AND EVERY EXISTING OUTLET, DEVICE, ETC. TO PRECLUDE MISUNDERSTANDINGS REGARDING EQUIPMENT TO BE RETAINED IN OPERATION, RE-FED, RELOCATED, ETC. FURTHER, OUTLETS TO BE INSTALLED IN EXISTING WALLS RETAINED SHALL BE INDICATED TO ENSURE COMPLETE UNDERSTANDING OF CONCEALMENT OF WIRING ETC., PER SPECIFICATION AND THE NEED TO CUT AND PATCH EXISTING WALLS.

**DRAWING KEY NOTES**

- 1 REMOVE EXISTING FURNITURE WHIP FLOOR BOX. REMOVE ALL ASSOCIATED POWER CIRCUITS BACK TO PANEL AND DATA CABLING BACK TO RACK. CUT CONDUIT FLUSH WITH FLOOR. PROVIDE FIRESTOPPING AND INSTALL SURFACE MOUNT STAINLESS STEEL COVER PLATE FLUSH WITH CARPET TO COVER FLOOR OPENING. (TYPICAL)
- 2 REMOVE EXISTING WALL-MOUNTED POWER AND DATA FURNITURE WHIP. REMOVE ALL ASSOCIATED POWER CIRCUITS BACK TO PANEL AND DATA CABLING BACK TO RACK. INSTALL STAINLESS STEEL COVER PLATE ON ALL UNUSED BOXES (TYPICAL)
- 3 REMOVE EXISTING UNUSED CABLE AND WIRING INSIDE THE EXISTING MILLWORK

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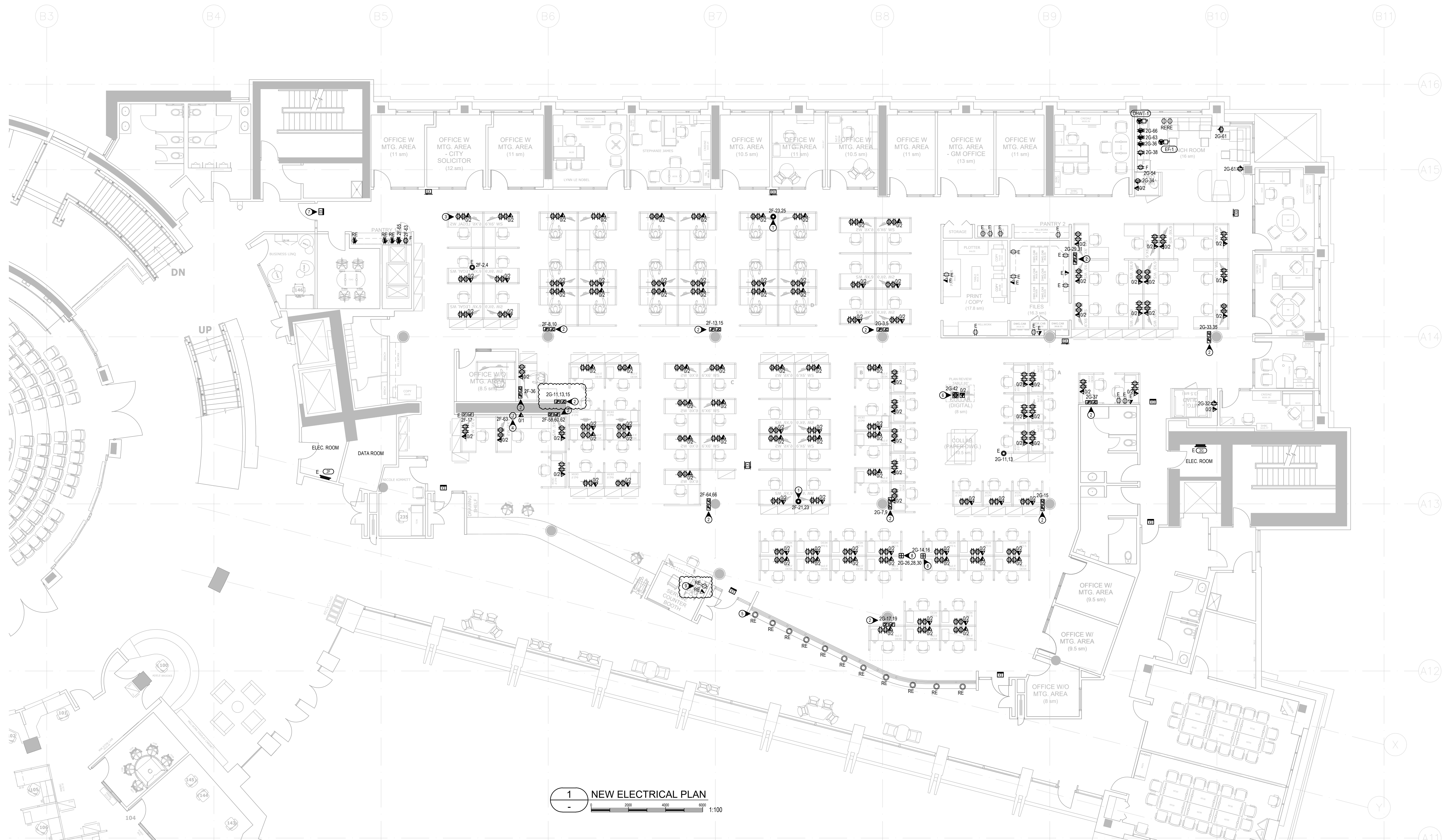
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SHEET TITLE  
**DEMOLITION PLAN**

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REVISION No.  
**E100**





1 NEW ELECTRICAL PLAN  
 0 200 400 600 1:100

New Electrical Load Calculation					
TYPE OF LOAD / SPACE	Area (ft <sup>2</sup> )	Basic Load (W/ft <sup>2</sup> )	Connected Load	Demand Factor	Demand (W)
Workstations			50,400	80%	40,320
Kitchen			3,600	80%	2,880
Mechanical Load			2,256	75%	1,692
<b>Total:</b>			<b>56,256</b>		<b>44,892</b>
			<b>Electrical Demand (KW)</b>		<b>45</b>
			<b>Power Factor</b>		<b>0.95</b>
			<b>Electrical Demand (KVA)</b>		<b>47</b>

- DRAWING NOTES**
- CIRCUIT NUMBERS SHOWN ARE FOR GROUPING PURPOSES ONLY. CONTRACTOR TO UTILIZE THE NEXT AVAILABLE CIRCUIT IN THE PANEL. PROVIDE AND INSTALL NEW BREAKERS AS REQUIRED.
  - CONTRACTOR SHALL VISIT THE SITE TO REVIEW EXISTING SPACE CONDITIONS PRIOR TO SUBMITTING THEIR BID. AT THIS TIME, ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND INFORMATION IN THE ELECTRICAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER FOR REVIEW AND ACTION.
  - FOR ALL EXISTING DEVICES INDICATED TO REMAIN, OR NOT INDICATED TO REMOVE, REINSTALL TO ALLOW CONSTRUCTION AS NECESSARY.
  - CONTRACTOR SHALL LAY OUT CAREFULLY FOR TRADESMAN ON SITE, WHAT IS TO BE DONE WITH EACH AND EVERY EXISTING OUTLET, DEVICE, ETC. TO PRECLUDE MISUNDERSTANDINGS REGARDING EQUIPMENT TO BE RETAINED IN OPERATION, RE-FED, RELOCATED, ETC. FURTHER, OUTLETS TO BE INSTALLED IN EXISTING WALLS/RETAINED SHALL BE INDICATED TO ENSURE COMPLETE UNDERSTANDING OF CONCEALMENT OF WIRING ETC., PER SPECIFICATION AND THE NEED TO CUT AND PATCH EXISTING WALLS.
  - PROVIDE UPDATED AND TYPED-WRITTEN PANEL SCHEDULES INDICATING NEW LOADS.
  - PROVIDE ILLUMINATED FIRESTOPPING TO ALL WALL PENETRATIONS TO ENSURE FIRE RATING OF THE ASSEMBLIES ARE MAINTAINED. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND RATINGS OF FIRE-RATED ASSEMBLIES. PROVIDE SHOP DRAWINGS FOR THE PROPOSED FIRESTOPPING PRODUCT. REFER TO SPECIFICATIONS FOR FURTHER DETAILS.
  - RETAIN A QUALIFIED PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA TO DESIGN AND REVIEW SEISMIC RESTRAINTS FOR ALL WORK ASSOCIATED WITH DIVISION 26 (CONDUIT SUPPORTS, ETC). THE STRUCTURAL ENGINEER SHALL DESIGN, REVIEW/SUPERVISE THE INSTALLATIONS AND SUBMIT THE REQUISITE LETTERS OF ASSURANCE (SCHEDULES S-8 AND S-9) TO THE ELECTRICAL ENGINEER.
  - ALL NEW WIRING TO BE CONCEALED AND RUN IN EMT CONDUIT. CONDUITS ARE TO BE RUN IN A NEAT AND TIDY MANNER TO GET TO DEVICE LOCATIONS.
  - DO NOT USE THE T-BAR CEILING SUPPORTS TO ANCHOR ELECTRICAL DEVICES/EQUIPMENT/CONDUIT/WIRING. ALL ELECTRICAL SHALL HAVE ITS OWN INDEPENDENT ANCHOR SUPPORTS.
  - FOR ALL 5-20R T-SLOT RECEPTACLES, CONTRACTOR IS TO PROVIDE 20A-1P BREAKER IN THE PANEL.
  - WHERE RECEPTACLES ARE MOUNTED BACK-TO-BACK IN WALLS, STAGGER THE MOUNTING OF THESE DEVICES TO MINIMIZE THE SOUND TRANSMISSION.
  - LABEL ALL OUTLETS WITH THEIR ASSOCIATED CIRCUIT NUMBER ON THE OUTLET FACEPLATE.
  - ALL EXPOSED ELECTRICAL INFRASTRUCTURE IN THE OPEN CEILING AREA TO BE PAINTED TO MATCH CEILING. REFER TO ARCHITECTURAL.
  - ALL DATA PATHWAYS TO MEET CITY OF COQUITLAM DIV 27 GUIDELINES.
  - CONTRACTOR TO INSTALL STAINLESS STEEL COVER PLATE ON ALL UNUSED BOXES.
  - CONTRACTOR TO REFER TO EXISTING DRAWINGS FROM THE CITY FOR EXISTING CABLE TRAY LAYOUT.

- DRAWING KEY NOTES**
- PROVIDE FLOOR MOUNTED POKE THRU FURNITURE SYSTEM CONNECTION FOR POWER AND TELECOM WHIP. POKE THRU DEVICE TO BE LEGRAND WIREMOLD EVOLUTION SAT OFF SERIES RECESSED FURNITURE FEED ASSEMBLY WITH SURFACE STYLE COVER OR APPROVED EQUAL. PROVIDE WORK REQUIRED FOR ALL TERMINATIONS OF FURNITURE SYSTEM RECEPTACLES AND COMMUNICATION OUTLETS MOUNTED IN THE FURNITURE. CONTRACTOR TO SUPPLY AND INSTALL DATA COVER PLATES AT EACH DESK. POWER COVER PLATE TO BE PROVIDED BY OTHERS. IN AREAS WHERE CORING IS REQUIRED, ALLOW FOR AFTER HOUR WORK FOR THE INSTALLATION OF CONDUITS IN THE TENANT FLOOR CEILING BELOW AND ENSURE THAT PROPER X-RAY PROCEDURES ARE PERFORMED TO ENSURE SAFE CORING. COORDINATE EXACT LOCATIONS WITH FURNITURE CONTRACTOR ON SITE. FURNITURE PROVIDED BY OTHERS.
  - PROVIDE WALL MOUNTED FURNITURE SYSTEM CONNECTION FOR POWER AND TELECOM WHIP. PROVIDE WORK REQUIRED FOR ALL TERMINATIONS OF FURNITURE SYSTEM RECEPTACLES AND COMMUNICATION OUTLETS MOUNTED IN THE FURNITURE. CONTRACTOR TO SUPPLY AND INSTALL DATA COVER PLATES AT EACH DESK. POWER COVER PLATE TO BE PROVIDED BY OTHERS. COORDINATE EXACT LOCATIONS WITH FURNITURE CONTRACTOR ON SITE. FURNITURE PROVIDED BY OTHERS.
  - FURNITURE SYSTEM RECEPTACLES AND COMMUNICATION OUTLETS MOUNTED IN THE FURNITURE. MAXIMUM OF 3 DESKS PER CIRCUIT. (TYPICAL)
  - PROVIDE 120V, 15A POWER CONNECTION FOR FUTURE DIGITAL DISPLAY.
  - EXISTING POT LIGHTS IN THE BULKHEAD TO BE SHIFTED TO MATCH NEW STOREFRONT. REFER TO ARCHITECTURAL FOR FURTHER DETAILS, (TYPICAL)
  - PROVIDE FLOOR MOUNTED POKE THRU DEVICE FOR POWER AND DATA. POKE THRU DEVICE TO BE LEGRAND WIREMOLD R24 POKE THRU OR APPROVED EQUAL IN AREAS WHERE CORING IS REQUIRED. ALLOW FOR AFTER HOUR WORK FOR THE INSTALLATION OF CONDUITS IN THE TENANT FLOOR CEILING BELOW AND ENSURE THAT PROPER X-RAY PROCEDURES ARE PERFORMED TO ENSURE SAFE CORING. COORDINATE EXACT LOCATIONS WITH FURNITURE CONTRACTOR ON SITE.
  - NEW EXIT SIGNS TO BE INSTALLED IN THE EXISTING LOCATIONS. CONTRACTOR TO REPLACE ALL EXISTING EXIT SIGNS. CONTRACTOR TO REUSE EXISTING CIRCUITS FOR NEW EXIT SIGNS. (TYPICAL)
  - PAC-POLE TO BE SUPPLIED AND INSTALLED BY OTHERS TO FEED FURNITURE SYSTEM CONNECTION FOR POWER AND TELECOM WHIP. PROVIDE WORK REQUIRED FOR ALL TERMINATIONS OF FURNITURE SYSTEM RECEPTACLES AND COMMUNICATION OUTLETS MOUNTED IN THE FURNITURE. CONTRACTOR TO SUPPLY AND INSTALL DATA COVER PLATES AT EACH DESK. POWER COVER PLATE TO BE PROVIDED BY OTHERS. COORDINATE EXACT LOCATIONS WITH FURNITURE CONTRACTOR ON SITE. FURNITURE PROVIDED BY OTHERS.
  - RECEPTACLE AND DATA TO BE INSTALLED INSIDE MILLWORK CHASE. REFER TO ARCHITECTURAL FOR FURTHER DETAILS.

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SHEET TITLE  
 NEW ELECTRICAL  
 PLAN

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