

INVITATION TO TENDER NO. PS20200336
CONTRACTOR FOR RAYCAM COMMUNITY CENTRE PLAYGROUND REPLACEMENT

QUESTIONS AND ANSWERS NO. 2

ISSUED ON JUNE 23, 2020

Q1	What is the fall height of the custom tree house structure?
A1	<p>The railing on the tree house deck is 2.4m high. The area of rubber requiring protection for a 2.4m fall is 45 m².</p> <p>Area around trampoline requiring 1.5m fall protection -18 m² No fall protection is required for the remaining 63m² of rubber surface Total area of rubber surface in project -126 m²</p>
Q2	Can we get a dedicated plan for the landscape lights?
A2	Yes, see attached Lighting Plan L-203.
Q3	If the contractor is responsible for supplying the lights, but Paul Dirks install them, how is the owner managing warranties on the fixtures? Typically these fixtures would be supplied and installed by one trade.
A3	Please provide pricing in Schedule A as required. The Owner may choose to procure the lighting separately if warranties on the fixture are not covered.
Q4	Is an electrical permit required?
A4	No, an electrical permit is not required.
Q5	There was also a question earlier of whether a Plumbing Permit was required. We answered that they were not and we do require a permit now.

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A5	Plumbing permits are required. Please add this as an additional line item in Schedule A, under miscellaneous other works.
Q6	Confirm the fall height for the tree house structure. Is it to the platform, top of railing, or top of roof structure?
A6	Fall height is from railing. 8'.
Q7	Confirm that no rubber surface is installed under the tree house structure.
A7	There is no rubber under tree house structure.
Q8	Confirm that there will be a wood skirt installed by others around the perimeter of the tree house structure for the rubber to but against.
A8	Yes, rubber to be poured up to wooden skirt around tree house structure.
Q9	Confirm edge detail by others below F12 log bench on corner.
A9	Rubber to poured up to the face of the log bench that rests on ground.
Q10	Confirm M3 edging material between Turf and Rubber.
A10	Please refer to detail 3/L500. The wood edge sit underneath the PIP and Synthetic turf. The transition between the turf and rubber will be seamless.
Q11	Confirm if all tree roots will be removed within the tree house fall zone. What is needed if the roots cannot be removed?
A11	Base material and rubber to be built up over top of any roots visible once existing asphalt is removed.
Q12	Trampoline detail will need to show a square border as provided by the manufacturer. A round poured rubber border is not recommended.

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A12	Rubber surfacing to meet to factory rubber edge included with the trampoline.
Q13	Confirm that no rubber is installed below bench F5 as shown on drawing L202.
A13	No rubber to be installed below bench F5. Rubber to be poured up to edge of bench skirt
Q14	Confirm that the 2 raised catch basin covers will not be covered with rubber.
A14	The north CB will have rubber cap installed on new solid steel lid. South / East CB will not be covered with rubber
Q15	Confirm Detail 2 L500 that BASE MAT will be 50mm (standard is 38mm).
A15	Standard 38mm Base mat is sufficient.
Q16	Can you provide a placing diagram for the CIP Up-lights along the custom wood screen fencing?
A16	The exact placement of the CIP up-lights along the custom wood screen fence is to be determined dependent on the length of the fence panels, however please assume 1.5m spacing for estimating.
Q17	Dwg L-100 notes an arborist is required when working around the feature tree. Who pays for this?
A17	An arborist from the City of Vancouver will be on site at no cost to the contractor.
Q18	Does the cash allowance for the Tree House cover all related services - warranty, maintenance, arborist, shop drawings, etc.?

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A18	Yes, the cash allowance covers all related services.
Q19	Dwg L-200 has a M3 tag indicating a radius curb. Is this the concrete curb noted on detail 5/L500? If yes, are both radius curbs concrete?
A19	The concrete curb has been deleted. Please see revised drawings for L-200 and L-500 details. There is to be a seamless transition between the synthetic turf and rubber surfacing with the wood edger below attached the synthetic turf above.
Q20	Dwg L-200 notes a wood edger. Please provide a detail for the installation.
A20	Refer to revised details 2/L500 and 3/L500.
Q21	Dwg L200 indicates F8 as the symbol for the concrete upstand. The symbol points to a 3 m section, yet details conflict. Does the concrete upstand go under all the wooden fence and all the metal fence along the lane?
A21	Yes, the concrete upstand goes under the custom wood screen and the metal fence along the lane. Refer to L-200 for the extent of the custom fence and L-502 for a partial elevation.
Q22	Can you please provide the depths for the rubber surfacing and a drawing indicating where they vary?
A22	Please refer to A1.
Q23	How does the rubber transition under the tree house?

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A23	Rubber surfacing meets a deck at the treehouse and does not transition underneath. L-202 shows the extent of the PIP rubber surfacing.
Q24	What is the finished surface under the tree house?
A24	A wood deck.