



Mandatory Site Meeting Notes/ Addendum No. 1

**Invitation to Tender CS-25-07
Robson Valley Recreation Centre Exterior Door Replacement Project**

Tuesday, July 30, 2025
11:30 a.m. at the Robson Valley Recreation Centre

These site meeting notes form part of the Tender Documents and shall be read, interpreted, and coordinated with all other parts. The cost of all the work contained herein, if applicable, shall be included in the Tender submission. The following revisions, changes, corrections, additions, and or deletions supersede the information contained in the original Documents to the extent referenced and shall become part thereof.

Staff Present: Wes Keim, Recreation Programming and Facilities Supervisor, Project Manager

Companies present: Andy Townsley, A Plus Automatic Doors
Max Arnold, Norske Construction
Nick Kole, Portal Installations
Scott Keim, Yetter Construction

Introduction and sign in sheet completed

Meeting started at 11:30 a.m.

Brief review of project

- Site tour completed 11:30 – 12:00.

Question 1: Is the door hardware to match other doors in building?

Answer: Doors and door hardware must meet the current edition of the BC Building Code for an egress door. All new door hardware should match all the other doors that are being installed.

Question 2: Are doors to be single swing where one door can stay closed latched with the other door swinging open?

Answer: No. All double doors are to swing outward together with the exception of Doors 13 and 14. On these two, the doors open independently of each other. The left (inside looking out) door will stay closed (latched top and bottom) while the right door is keyed and will open independently. There is no middle stanchion.

Question 3: Any asbestos present?

Answer: Vermiculite is present in blocks (tested), but not in blocks by the door opening. These blocks are filled with mortars. There should be no disturbance of Vermiculite.

Question 4: Is signage on doors to be reused?

Answer: No. New signage will be used. (Installed by RVRC staff).



Question 5: What about thresholds?

Answer: Thresholds are to be mounted firmly with minimum overhang, to avoid loosening in the future (no rocking, avoid excessive external extension). Also, the Building Code must be adhered to regarding wheelchair egress (maximum 13mm high).

Question 6: Can installation be done during the winter?

Answer: The one set of double doors in the curling rink must be installed before Oct 31/25. The deadline for all other doors is July 31, 2026. If the contractor wants to work on doors in the winter season (after Oct 31/25), it may be possible, but only one door at a time to be taken out. We do not want multiple openings left overnight or open for any length of time. This time frame will be agreed to between RDFFG and the successful tender.

Question 7: Regarding door 15, the interior door between the plant room and Zamboni room, what is it sealing?

Answer: This door must be sealed on the inside (plant room side) to produce an airtight seal that will not let ammonia escape if there is a leak inside the room. (Airtight, but not pressure tight, as if there were a leak the fans would come on in the plant room.) Also, this door is a fireproof door with a fire rating of 45 min. Self-closing and insulated.

Question 8: What emergency push bars are needed?

Answer: As per BC building code.

Question 9: Are doors/frames to be painted?

Answer: No. Painting and signage will be done by RDFFG staff.

Comments: Wes mentioned several doors have keyed locks from outside. New hardware must be the same (if there are no keyed locks then none needed).

Meeting Adjourned 12:00 p.m.