

SCOTT BARKER ARCHITECT
SLCD RENOVATIONS
POST BID ADDENDUM 04

Project	SLCD Renovations	Post-Bid Addendum No.	04.1
Project No.	24.209	Date Issued	240731
Client	St Lawrence Co-Operative Daycare		
Issued By	Scott Barker Architect		

INTENT:

- A. This Addendum is issued prior to receipt of Bid to provide clarifications and revisions to the Drawings and Specifications.
- B. This Addendum forms part of the Contract Documents and modifies the Procurement and Contracting Documents dated July 18, 2024, and any previously issued Addenda.
- C. Acknowledge receipt of this Addendum in the space provided in the Bid Form. Failure to do so may disqualify the Bidder at the Owner's discretion.
- D. The following Additional instructions shall apply to and govern the Bid Documents:

.1 Inquiries/Questions & Answers

Q1	RFI from an electrical contractor: Can they provide more information for the new sub-panel? Please advise.
A1	<p>Generally speaking, we anticipate adding a new sub-panel located within the daycare to service the new electrical demands for Phase 1 and Phase 2 work. This is to avoid running all power back to the main electrical closet located in the north-west corner of the ground floor of the community centre – approx. 20m (65') from the proposed location of the daycare subpanel. The main electrical closet was viewed on the site visit. The proposed location of the new sub-panel is centrally located in the hallway of the daycare, between the existing boys and girls washrooms. The Contractor shall size the subpanel in accordance with project electrical requirements and ESA electrical codes. New electrical serviced by the sub-panel includes:</p> <ul style="list-style-type: none"> - new exhaust systems (see mechanical DWGs) and associated controls. - new lighting circuits and controls - new 120v circuits for new receptacles added to each classroom along north walls - new 120v circuits for new appliances (mini-fridge and microwave) in each classroom and GFCI countertop receptacles. - new 120v circuits for new receptacles added to each office. - new 120v circuits for new appliances (mini-fridge and microwave) in the staff room, GFCI countertop receptacles, and wall receptacles. - new 240V circuits for the laundry machines, 120v dishwasher, 120v GFCI countertop receptacles, and wall receptacles in the cleaning room. - power required for a new barrier-free door operator. - other electrical requirements as shown in the tender drawings.

Q2	Can a 1-week extension be provided to allow for extended time for our subcontractors to review the documentation and provide the most accurate number, as some have requested this?
A2	<p>YES – a one-week (5 business day) extension is reasonable in light of the fact that we are just now able to provide the name of the base-building Contractor for sprinklers, fire alarms, and security. The new dates are as follows:</p> <p>BID CALL / BID CLOSE Bids will be received before 4:00pm local time, on Thursday August 15, 2024 via email at flacaria@stlawrencedaycare.com and scott@scottbarker.ca</p>

INQUIRIES

Please direct all questions and inquiries as soon as possible in the bid period, via email to scott@scottbarker.ca. **The final day to submit inquiries is Wednesday August 7, 2024.**

Q3	Can a cash allowance be provided for the cost of the sprinkler permit, as this cost is difficult to discern on tender.
A3	YES – The allowances section Project Manual (01 21 00, 1.5) has been revised to include a \$500 cash allowance for the cost of the Phase 1 City sprinkler permit fee, and a \$500 cash allowance for the cost of the Phase 2 City sprinkler permit fee. See below: Revisions to the Bid Documents > PROJECT MANUAL REVISIONS > SECTION 01 21 00, ALLOWANCES (REVISED SECTION) .

Q4	Please confirm if unit rates are only for additional work or if an addition and deletion number should be provided.
A4	ADD & DELETE columns have been added to the APPENDIX UNIT RATES section of the Bid Form Supplements. See below: Revisions to the Bid Documents > PROJECT MANUAL REVISIONS > SECTION 00 43 00, BID FORM SUPPLEMENTS (REVISED SECTION). (UNIT RATES)

Q5	Please confirm that renovated spaces will be vacant prior to construction, what is the expectation with hoarding and similar items.
A5	<ul style="list-style-type: none">i. YES - the spaces to be renovated will be vacant at the start of construction.ii. HOARDING – there are general specifications for a hoarding wall in the project manual, and the wall location is shown approximately on the architectural drawings for phase 1 and phase 2. The hoarding wall is required to fully separate and seal of construction areas from the operation daycare areas. A door in the hoarding is required to maintain safe egress in the event of an emergency, with temporary egress signage.iii. NOTE – there are high wall glazed partitions that separate the classrooms. All glass should be protected from damage, but these windows should be blacked out to separate phase 1 and phase 2 areas so that lights can be dimmed in classrooms where children are sleeping, and allow light to remain on in work areas.

Q6	is there a list of all the relevant base building vendors, if any, provided in the package?
A6	YES – Apologies this is coming late in the tender process. We first asked for these names from the base-building (City) over two months ago, as it was always our intention to include them in the original tender and bidding documents. Given this information is coming late, we have extended the tender deadline by one week – see question "Q2" above. Base-Building Sprinklers, Base-Building Fire Alarms, and Base-Building Security are all coordinated by: Fire Protection & Building Services Inc. Eugene Caswell 416.357.8051 fireprotection@rogers.com See below: Revisions to the Bid Documents > PROJECT MANUAL REVISIONS > SECTION 00 21 13, INSTRUCTIONS TO BIDDERS (REVISED SECTION). (MANDATED SUBCONTRACTORS)

Q7	is just E-1 and E-2 included for electrical along with the schedule and RCP noted in the architectural or if there was additional electrical drawings.
A7	There are no additional electrical drawings.

2. Additional Bid Information Provided

	<i>Not in Use</i>

3. Revisions to the Bid Documents

.1	<p>The Project Manual has been revised. All changes are highlighted in the document. The document has been uploaded to the Google Drive in the folder "BID ADDENDUM 04". Use the original link provided to access the folder.</p> <p>PROJECT MANUAL REVISIONS (DIVISION 00 – 49, INCLUSIVE)</p> <p>1.1.1 SECTION 00 21 13, INSTRUCTIONS TO BIDDERS (REVISED SECTION). (MANDATED SUBCONTRACTORS)</p> <p>1.1.1.1 Delete previously issued Section 00 21 13 dated 23-07-2024 in its entirety and replace with new Section 00 21 13 dated 31-07-2024. Changes have been highlighted. This Section hereby forms part of Procurement and Contracting Documents.</p> <p>1.1.2 SECTION 00 43 00, BID FORM SUPPLEMENTS (REVISED SECTION). (UNIT RATES)</p> <p>1.1.2.1 Delete previously issued Section 00 43 00 dated 18-07-2024 in its entirety and replace with new Section 00 43 00 dated 31-07-2024. Changes have been highlighted. This Section hereby forms part of Procurement and Contracting Documents.</p> <p>1.1.3 SECTION 01 21 00, ALLOWANCES (REVISED SECTION).</p> <p>1.1.3.1 Delete previously issued Section 01 21 00 dated 23-07-2024 in its entirety and replace with new Section 01 21 00 dated 31-07-2024. Changes have been highlighted. This Section hereby forms part of Procurement and Contracting Documents.</p>
.2	<p>Mechanical Drawings have been revised. All changes are highlighted in the document. The document has been uploaded to the Google Drive in the folder "BID ADDENDUM 04". Use the original link provided to access the folder. Revisions:</p> <ul style="list-style-type: none"> i. labels for 'Phase 1" and Phase 2" have been added to the drawing sets. ii. SHEET E2 (PHASE 1) has been revised to show emergency light battery units in Classroom 03 and Classroom 04. iii. SHEET E2 (PHASE 2) has been revised to show emergency light battery units in Classroom 01 and Classroom 02.

/END OF ADDENDUM 04