



RFQ 2024-113

GENERAL CONTRACTOR FOR ANIMAL SHELTER CONSTRUCTION

Addendum Issued: November 4, 2024

ADDENDUM No. 3

The following shall form part of the Request for Quotations documents for the above, first issued by the Purchasing Division on October 3, 2024, and the revisions and additions noted herein and any attachments shall read in conjunction with all other documents. This Addendum shall, however, take precedence over all previously issued Request for Quotations documents where differences occur.

Addendum #1 includes the following:

- Revised Drawing C103 (1 page)
- VR ME-03 (1 page)
- Survey of 10 Kraemers Way

A. QUESTIONS & ANSWERS AND CLARIFICATIONS

Questions #1 – 26 previously answered in Addendum #1 issued October 22, 2024

Questions #27 – 102 previously answered in Addendum #2 issued October 28, 2024

Question # 103	Please provide thicknesses of the heavy-duty paving components.
Answer # 103	Please see the attached "Revised Drawing C103".
Question # 104	Please confirm the make up for Heavy Duty Asphalt.
Answer # 104	Please see the attached "Revised Drawing C103".
Question # 105	Please indicate asphalt assembly. Dwg C103 Proposed pavement structure detail under notes #2 state MAKE UP FOR HEAVY DUTY ASPHALT PAVEMENT STRUCTURE TO BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. We need this prior to tender close for pricing.

Answer # 105	Please see the attached "Revised Drawing C103".														
Question # 106	<p>Vodaland would be interested in proposing an alternate trench drain product in lieu for what is spec'd on this project. Our product would be the BASE 100PC with stainless steel edge rails and a perforated stainless steel (ADA/Heel proof) grate A Class. Below are specs for the channel.</p> <p>Specification: Channels shall be 39.4in (1000mm) or 18.7" (500mm) long and the nominal clear opening shall be 4in (100mm) with 5.4in (138mm) overall width and built in slope of 0.5% or neutral 0% as per specifier's requirements. Channels shall have male-to-female interlocking joints. Channels can be equipped with stainless steel edge rails if required. Gratings shall meet the system load class specified. Channels and grate shall withstand a required EN1433 load class. Grate would be stainless steel (ADA/heel proof) , A Class, (20901.2-ADA)</p> <p>Materials: BASE 100PC trench drain shall be manufactured from polymer concrete with the following approximate properties:</p> <table border="0"> <tr> <td>Compressive strength</td> <td>14,000 psi</td> </tr> <tr> <td>Flexural strength</td> <td>4,000 psi</td> </tr> <tr> <td>Tensile strength</td> <td>1,500 psi</td> </tr> <tr> <td>Water absorption</td> <td>0.05%</td> </tr> <tr> <td>Frost proof</td> <td>Yes</td> </tr> <tr> <td>Dilute acid and alkali resistant</td> <td>Yes</td> </tr> <tr> <td>Salt proof</td> <td>Yes</td> </tr> </table>	Compressive strength	14,000 psi	Flexural strength	4,000 psi	Tensile strength	1,500 psi	Water absorption	0.05%	Frost proof	Yes	Dilute acid and alkali resistant	Yes	Salt proof	Yes
Compressive strength	14,000 psi														
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Water absorption	0.05%														
Frost proof	Yes														
Dilute acid and alkali resistant	Yes														
Salt proof	Yes														
Answer # 106	Manufacturer shall be added to acceptable manufacturers list. Refer to attachment VR ME-03.														
Question # 107	In which section/division should the asphalt paving be carried or broken down into?														
Answer # 107	Division 32 – Exterior Improvements.														
Question # 108	Are there any required/prequalified sub-contractors that the electrical contractor is to carry? Data, Fire Alarm, Etc. Also, can these be divisions be awarded to separate contractors?														
Answer # 108	No, there are no pre-qualified contractors, and yes, these can be awarded to separate contractors.														

Question # 109	Section 25 30 00 1.4 Description point .8 talks about providing access control software an door controllers at no additional cost. Please confirm this does not apply to the tender.
Answer # 109	Clause shall be deleted from specifications. Refer to VR ME-03.
Question # 110	Is there a soils report? Would need to know existing conditions and soil chemistry.
Answer # 110	The soils report is included at the end of bid document "2024-113 General Contractor for Animal Shelter Construction".
Question # 111	When is the Kraemers Way site servicing schedule to happen?
Answer # 111	All scheduling is to be organized by the Contractor.
Question # 112	Will Kraemers way be closed during Servicing? What considerations are required for local traffic/detour?
Answer # 112	All considerations for road closures and required local traffic/detour are listed on the City of Brantford's website.
Question # 113	What are the project timelines for excavation?
Answer # 113	All scheduling is to be organized by the Contractor.
Question # 114	What allowances for pole holds? What allowances for overhead hydro marking?
Answer # 114	There will be no allowances provided for this. The cost should be included in the base bid price.
Question # 115	What backfill material should be used inside the building? Assume this will be covered in the soils report but report is unavailable? Are onsite spoils from parking lot and site servicing adequate as backfill?
Answer # 115	The boreholes typically comprise silty sand to sand and silty sand and gravel to sand and gravel soils, the granular soils will be suitable for use inside the building as foundation wall backfill or below the slab on grade. Backfill shall be places and compacted as noted in the geotechnical report provided with the tender documents.

Question # 116	Please provide soils report dated within the last 2 years. Under the current regulations soil disposal sites cannot accept material that does not have a current (within last 2 years) soils report.
Answer # 116	An updated report will be provided to the awarded Contractor.
Question # 117	Drawing AS102 – site construction note S32 states artificial turf is Provisional Price #1. Scope of services Item 2.5.1 and the Bid Form both show artificial turf as being a Separate Price. Please clarify if artificial turf is a Provisional or Separate Price.
Answer # 117	As per the Scope of Services and Pricing Schedule, the artificial turf is to be included as a Separate Price item.
Question # 118	Appendix B – Material Disclosures – Network Cabling Specifications & Physical Security Standards. Please confirm that all network cabling and security requirements specific to this project are incorporated into the tender drawings.
Answer # 118	Yes they are, however; it is the bidders responsibility to make sure the Network Cabling Specifications & Physical Security Standards are used to price above the drawings and specifications, and if there is any discrepancy, the Standards prevail.
Question # 119	Is the heavy-duty asphalt paving within the site to follow the Kraemers way asphalt restoration detail on drawing C103? If not, What is the make up?
Answer # 119	Please see the attached “Revised Drawing C103”.
Question # 120	What type of material is to be used for foundation backfill? Can you distinguish if it’s exterior, interior, or both?
Answer # 120	On site granular soils will be suitable for interior and exterior foundation backfill.
Question # 121	The soil report borehole log existing elevations are significantly different from the elevations on the grading plan. Please review and update to show the correct existing elevations. It appears there has been a significant amount of fill placed on site after the boreholes were completed.

Answer # 121	Please see the attached Survey of 10 Kraemers Way. Bidders are to use the Civil plans and the survey drawing for grading elevation changes/amounts. Refer to the Geotech report for all bore hole locations and depths only, disregard elevation heights as called off on the report.
Question # 122	Pull in spec are stainless #170 finish, sku from drawings is #201 stainless. Do these need to be anti bacterial stainless or is standard fine? I can also submit and alternate bar pull in a standard nickel finish, much less expensive, if stainless is not required, it may be in this environment?
Answer # 122	Refer to Bid Drawings Material Legend – A701: <ul style="list-style-type: none"> - Revise A701: Millwork pulls by Richelieu: <ul style="list-style-type: none"> o Type 'A' now 34870219SSV o Type 'B' now 34870128SSV <p>Standard nickel will not be accepted as an approved alternate.</p>
Question # 123	Please confirm the location of the Telecommunications Room. It is not noted on drawing E201, and there's reference to it being on a 2nd floor in the RFQ content. Division 27 – Section 27 09 05 : 1.5.6 A telecommunications cabling infrastructure generally consists of two telecommunications outlets in each workstation (WA), wall telephones in common and mechanical areas. Telecommunications Room (TR) located on the second floor.
Answer # 123	Please disregard reference to the second floor. Assume the Telecommunications will terminate in File Storage 119. Location may be revised by the Owner through a change during construction.
Question # 124	Can we expect any communications drawings?
Answer # 124	No.
Question # 125	Are there any backbone copper or fiber requirements?
Answer # 125	There are no backbone requirements. There will be one IT rack.
Question # 126	Please provide the LAN room details. (location? rack requirements? Cable tray? PDUs?)
Answer # 126	Equipment will be provided by owner. Assume the location will be File Storage 119. Location may be revised by the Owner through a change during construction.

Question # 127	In reference to addendum 1, question/answer 25, we request the client issue a Cash Allowance for the connections and fees associated with this work. The Contractors can not accurately price or retrieve this information during tender time. This way, the bidding process is fair to bring the connections as drawn, and the cash allowance will cover the unknown elements such as connection and permit fees.
Answer # 127	There will be no Cash Allowances for connections. Bidders are to carry these fees in their base bid price. Fees associated with this work can be found on the City of Brantford website.
Question # 128	Please confirm supply scope of control valves (2-way and 3-way) for UH & CUH to be carried by Div 23 Mechanical or by Div 25 BAS.
Answer # 128	Please see Addendum # 2, Answer # 47.
Question # 129	Per specifications section 25 30 00, note 1.4.8 mentions BAS system shall provide for future expansion to include fully functional access control software. Kindly confirm if Access control system shall be BACnet IP compatible for integrating with BAS.
Answer # 129	Clause shall be deleted from specifications. Refer to Addendum ME-03 issued by VR.
Question # 130	Per specifications section 25 30 00, note 1.4.8 mentions BAS system shall provide for future expansion to include fully functional access control software that supports credential readers, door controllers and card users. Kindly confirm the number of readers, door controllers and card users. Also please confirm if we need to include cost for future expansion in current pricing.
Answer # 130	Clause shall be deleted from specifications. Refer to Addendum ME-03 issued by VR
Question # 131	Per specifications section 25 30 00, note 1.4.8 mentions BAS system to include cost of Advanced lighting control software that shall support daylight harvesting, and central switching strategies. Please confirm if it is required to be added in the current BAS pricing, if yes kindly provide us details/specifications about the lighting control software to be used.
Answer # 131	Clause shall be deleted from specifications. Refer to Addendum ME-03 issued by VR.
Question # 132	Request to exit sensors aren't indicated on the drawings, shall we include them on each door that would typically require them? (eg. 134, 135A, 137, etc.)

Answer # 132	No exit sensors are required in this scope. Refer to door hardware schedule.
Question # 133	There are doors that indicate card readers and door contacts, but no strikes for the card readers to control (eg. 130D, 122B, 134, etc.). Shall we include electric strikes on all doors that would typically require them?
Answer # 133	No electric strike is required. Refer to hardware schedule and Wiring elevations for what is to be provided.
Question # 134	The provided documents mention to provide 25% more card fobs than required, but do you know how many are required?
Answer # 134	25 card fobs are required.
Question # 135	Requesting for a product change / addition to the sheet vinyl. see link below. https://www.polyflor.ca/product-category/polyflor/polyflor-homogeneous-flooring/classic-mystique-pur/
Answer # 135	Polyflor – Classic Mystique Pur is an acceptable alternate under section 09 65 00 of the specification.
Question # 136	The specification for the drawing is non-illuminated 2 1/2 inch thick letters, the thickest plastic that can be sourced is 1 1/2 inch thick, kindly confirm if this acceptable.
Answer # 136	Please refer to Addendum #1, Answer # 1.
Question # 137	Referencing details on A001 and S101: Please confirm the SOG thickness 5 inch or 8 inch.
Answer # 137	Interior Slab on Grade to be 5" as per S100. Revise frost slabs on A420's to become 6" frost slabs as per S101.
Question # 138	What frame should I allow for, specs and glazing schedule show curtain wall but the cross section (06/A461) shows thermally broken flushed glazed frame. Please confirm.
Answer # 138	Please refer to Addendum # 2 Answer # 30.

Question # 139	For interior frames, the glazing schedule is calling for Kawneer 451 series (2 inches x 4-1/2 inches thermally broken) while specs calls for Kawneer VG 450 Series (1-3/4 inches x 4-1/2 inches non-thermally broken). Please confirm.
Answer # 139	Revise all interior glazing systems from Kawneer 451 series to VG 450 series.
Question # 140	Glazing schedule also mentioned 1/2 inches thick clear tempered glass but this thickness will not work on both 450 or 451 series.
Answer # 140	Interior Glazing thickness revised to 1/4". Please see Addendum #2, Answer #75.
Question # 141	It does not appear that Centura carries a size 6"x24" tile in the Urbancrete series. Is there another 6"x24" tile to be used in the Washroom or will it be 12"x24" to match the rest of the area?
Answer # 141	Centura Urbancrete 12"x24" tiles are to be cut to 6"x24" to suit.
Question # 142	Referring to drawing E201, can you tell me where all the data and voice cables terminate back to? In other words, where is the IT/LAN room?
Answer # 142	The IT/LAN room will be located in Room 119 File Storage Room.
Question # 143	Seismic bracing section 20 05 49 in specs gives a detail of seismic bracing. This is not needed in Brantford to the code do we carry it.
Answer # 143	Section 20 05 49 – Seismic Restraints and Section 26 03 12 – Seismic Restraints shall be deleted. Refer to VR ME-03.
Question # 144	Duct insulation Spec 23 07 13 page 434 calls for 1 inch board insulation on supply and lists all other requirements not shown on the drawings . I imagine it will need insulated since its not a ceiling return system . there would be 40-50 k of insulation here for an insulating company I would have to carry its not clear on the drawings you need this
Answer # 144	Question is unclear regarding what is missing. Specification section includes a table with insulation type and thickness for all types of ductwork systems used in this project. All ductwork shall be insulated as per table.

Question # 145	Exterior windows are all noting Kawneer 1600UT capped curtainwall system under window types on A721 however only one (1) section thru shows a curtainwall system for G1 (01/A422). All other location are showing the Kawneer 451T system (thermally broken storefront framing system) please confirm if the Kawneer Capped Curtainwall system will be used in all locations?
Answer # 145	Please refer to Addendum # 2 Answer # 30.
Question # 146	Referencing A001, wall assembly for W1, W2, W3: please confirm if is wood stud or metal stud framing
Answer # 146	Drawing A001, W1, W2 & W3 show "6" metal stud @ 16" O.C. MAX"
Question # 147	Is an air/vapour barrier to be applied over the wall assemblies before the spray insulation? Details show it everywhere there is siding, but it is not noted, Please advise?
Answer # 147	No additional air/vapour barrier applied over sheathing where spray insulation is used. Spray insulation is an air/vapour barrier.
Question # 148	Can you confirm that the separate pricing for the parking lot area is now to be carried within the base bid?
Answer # 148	No. The parking lot area included in separate pricing is detailed in Addendum # 1, Answer # 18. Provisional Price # 3 was added to the Pricing Schedule.
Question # 149	Referencing A003: please provide more details for C.FR1 and BFR1
Answer # 149	Delete Fire Resistance Rating Tag Legend.
Question # 150	Millwork: Can you please provide a specification for the drawer slides?
Answer # 150	Refer to Bid Drawings Material Legend – A701: <ul style="list-style-type: none"> - Revise A701: Millwork pulls by Richelieu: <ul style="list-style-type: none"> o Type 'A' now 34870219SSV o Type 'B' now 34870128SSV

Question # 151	Spec section 08 44 13 Glazed Aluminum Curtain Walls, calls for the following glazing: SB60 units, and ¼ inch spandrel with galv back pans. This appears to be reinforced by Section 01/A422. However, spec section 08 80 50 Glazing calls for the following: SB70XL units, and 1 inch spandrel units. Please confirm which is correct.
Answer # 151	Provide Solarban 70XL for all exterior glazing. Spandrels: 1 inch spandrel unit with insulated galv back pans.
Question # 152	The revised Arch sections released with Add #2 show operable vent inserts. Will there be additional revised elevations and specs released for these?
Answer # 152	No operable are to be provided.
Question # 153	Please provide the sidewalk thickness concrete slab for the garbage enclosure calls for heavy duty concrete, can we please have the specs for this?
Answer # 153	Concrete pavement structures shown on C103 are minimum standards based on typical materials and depths from table 7 of the "Design and Construction Manual – Linear Municipal Infrastructure Standards" for the City of Brantford.
Question # 154	Frost Slab for Loading Area - Can you provide details
Answer # 154	Please see Addendum #2, Answer #60.
Question # 155	Referencing section 08 71 00, 1.02 scope of work : please confirm if GC must include Card readers in their price.
Answer # 155	Yes, card readers are to be included in the base bid.
Question # 156	Referencing Add #1 – question #7: Would aluminium conductors be acceptable in place of copper for the parallel runs? (350MCM Copper vs 500MCM Aluminum) The cost difference is significant.
Answer # 156	The feeder shall be copper.
Question # 157	Please confirm if communication conduits on E100 require a concrete encased duct bank. Or is it detail 04 on E100 the recommended installation?

Answer # 157	Communication conduits do not require a concrete encased duct bank. The direct burial installation is recommended.
Question # 158	Will the structural roof steel require encapsulation for fireproofing? If so, please provide details.
Answer # 158	Intent is to seal combustible materials from the exposed plenum. This is not a fire rating. Where steel is deeper than I-joists. Type X Gypsum to butt into the face of steel and fire caulking to be provided. No details will be provided.
Question # 159	Can we use Viega Propress for domestic water and heating lines and also Viega Mega press for gas and steel heating lines?
Answer # 159	Proposed product/system is not acceptable for this project.
Question # 160	Referencing A101 from add 1: Please confirm what is the light grey area, high lighted above grid C from grid 1 to 18.
Answer # 160	The grey hatch is noting the visible content on the corresponding page break.
Question # 161	Drawing C101 indicates heavy duty asphalt at the fire route laneway per details on dwg C103. Dwg C103 notes under pavement structure details that the makeup for the heavy-duty asphalt will be confirmed by Geotech Eng prior to construction. Please confirm if there is Heavy Duty Asphalt and the HL layers and thickness for pricing.
Answer # 161	Please see the attached "Revised Drawing C103".
Question # 162	There appears to be a contradiction regarding the required topsoil depths; - Hydroseeding Section 32 91 19 part 3.2.2 calls for 100mm (4") of topsoil - Topsoil Placements & Fine grading 31 91 19 part 3.3.4 calls for 150mm (6") for seeded areas and 135mm (5.5") at sodded areas - L200 Topsoil notes call for 150mm depth for sod and seeded areas. Please confirm correct depths.
Answer # 162	Revise Hydroseed Min. thickness of topsoil from 4" to become 6". Revise Sodded Min. thickness from 5.5" to become 6".

Question #163	In Section 08 71 00 2.04 Keying it indicates that all permanent cylinders are to be purchased from Owners preferred local locksmith. Could we get the contact for the locksmith please?
Answer #163	Tim from Tim the Keyman - timthekeyman@hotmail.com 519-624-9785
Question #164	Can you please confirm the concrete and granular make up for the garbage pad enclosure and sidewalk?
Answer #164	<p>For the standard sidewalk the composition is to be as follows: per OPSD 310.010 with 100mm of granular A base.per OPSD 310.010 with 100mm of granular A base.</p> <p>As for the Heavy duty concrete at the garbage enclosure: 150mm concrete slab reinforced with 15M@300mm each way centered, epoxy coated on 150mm of granular 'A'.</p>
Question #165	Construction Note # 08 on A102 '(Interior partitions in this area are to terminate at underside of deck)Can these partitions be identified within a bubbled reference as Partition Type P1 for example that are also referenced in these areas are to be terminated 6" above ACT Ceiling.
Answer #165	Regarding Note #08 on A102 - Gypsum partitions to terminate at underside of gypsum board ceiling. In locations with ACT ceiling (Dog meet & Greet 109 & Sml Pet Intake 106) wall partitions to terminate at deck with gypsum on both sides of stud.
Question #164	The specified companies for the Kennel Doors and accessories are out of the USA and have advised that there will be duties. Additionally, they have advised that the purchaser is responsible for brokering the freight. These costs are unknown at time of tender and unreasonable for the contractor to estimate. Please either specify a locally sourced product, or allow a cash allowance. The cost appears to be upwards of 60,000\$ for supply of this material and we therefor suggest and request an appropriate cash allowance until this can be sourced properly.

Answer #164	A Cash Allowance has been added in the amount of \$75,000 for the “Supply, installation, and all labour, materials and equipment for the Kennel Doors and all associated accessories. As referenced in section 10 00 10 of the specifications, section 2.2 and 2.3, as well as the drawings.”
Question #165	Are there any WAP cabling requirements that the bidders should price and include in their contract price?
Answer #165	Bidders should include wiring/cabling as per the Network and Cabling Standard with a service loop of 15’ of extra length of cable coiled in the ceiling space.
Question #166	For the Data portion, this project is calling for a Commscope installation. Would you consider Panduit as a substitute?
Answer #166	No, Panduit is not an acceptable substitution and Commscope must be used as per the cabling standard.
Question #167	Regarding OGS 7, it says in the note on drawings to read in conjunction with functional servicing report prepared by MTE consultants. i cannot find that document anywhere. where can we find this report?
Answer #167	This can be found in the Functional Servicing Report provided as an attachment for Addendum 2.

Clarification #1-2 previously answered in Addendum #1 issued October 22, 2024
Clarification #3 previously answered in Addendum # 2 issued October 28, 2024

Clarification #4	Refer to specification: 08 71 00 – Hardware Schedule: Door 125B – Delete reference to kick plate, mop plate & weatherstrip
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END OF ADDENDUM