



Request for Tenders RFT-79

- RENOVATIONS TO THE MEMBER AND GUEST SERVICES BUILDING PROJECT

Addendum #3

This addendum shall be incorporated into, and form part of **RFT-79 - RENOVATIONS TO THE MEMBER AND GUEST SERVICES BUILDING PROJECT** and take precedence over all requirements of the previously issued bid documents including plans.

AMENDMENT

1. Question Deadline extended to 2025-01-10 (same time 12:00 PM).
2. PART 5 – PRICING Form (AD 3) replacing the original one.

QUESTIONS & ANSWERS

Question 1:

- a. Please clarify if new cedar siding to be finished, to match color of existing adjacent siding.
- b. Please provide cedar siding profile. Is it 1-inch by 6-inch channel profile or 1-inch by 8-inch channel profile?
- c. The project specifications section 07 41 23, sub-section 1.3 calls for siding design which are already covered in the detailed drawings provided. To avoid confusion, we request removal sub-section 1.3 Design Requirements.
- d. Please clarify specifics of Cedar siding (i.e., size, profile, color to match, etc.).
- e. Is there any AVB membrane required for the new siding? If yes, please provide the specs/ product name.

- f. Is any insulation needed for new siding? If yes, please provide the thickness. I can see the insulation shown in the section drawings, but no insulation is called out.
- g. Please provide specification of A/V barrier membrane to be installed beneath siding (mentioned on A1.05/5).

Answer 1:

- a) Yes, finish to match existing. Toronto Zoo will supply the stain and the contractor is to apply it.
- b) It is 1" x 6" profile
- c) ZAI: This specification section is needed to do additional work to the exterior siding regarding extending the parapet, therefore, sub-section cannot be omitted.
- d) ZAI: Refer to a) and b).
- e) ZAI: Yes, see details 5, 6, 7, 8 on drawing A1.05. Specification section 07 26 00 for A/V barrier membrane has been issued as part of this addendum.
- f) ZAI: Yes, see details 5, 6, 7, 8 on drawing A1.05. Fill cavity as per drawings.
- g) ZAI: Specification section 07 26 00 for A/V barrier membrane has been issued as part of this addendum.

Question 2:

- a. Will there be proper access to the worksite for dropping off materials?
- b. Where will we be able to place the garbage bin and have access for it to be emptied, if necessary?
- c. Is there a specific bin location, or can it be dumped beside the construction area?

Answer 2:

- a) Yes, access is available from the service road on the south side of the building. See attached map sketch.
- b) See attached map sketch.

- c) See attached map sketch.

Question 3:

- a. We are assuming lockers is part of the scope.
- b. Could you please confirm if ASI Storage Solutions' Traditional Metal Lockers and Benches are considered an acceptable equivalent to the specified products? For your reference, here is the link to the product details: <https://asi-storage.com/products/traditional-collection>
- c. Please clarify what locker specs to use, drawings call for Spacesaver while specs call for Hadrian.

Answer 3:

- a) Yes, lockers are part of the scope
- b) ZAI: Please price for Spacesaver.
- c) ZAI: Refer to b).

Question 4:

- a. D14 Icons on A1.02 shows where the translucent film is going; however, there do not seem to be any elevations showing the size of the glass noted. Please advise.
- b. The drawings do not include the glass size. Please provide the detail.

Answer 4:

- a) ZAI: The windows are approximately 92" wide x 38" tall (glazing dimension).
- b) ZAI: Refer to a).

Question 5:

- a. Please confirm the scale of ALL drawings. E-101 has 4 details, and the measurements don't align with details 2 and 4.
- b. Please provide a drawing to encapsulate the complete lighting new work plan in drawing E101-4. Part of the drawing is missing.

Answer 5:

- a) QCG: Viewport on detail #4 was scaled incorrectly, the scale noted is correct. Drawing #E-101 has been reissued as part of this addendum with the correct scale noted.
- b) QCG: Revised drawing #E-101 has been provided as part of this addendum to show the entire scope for the lighting work.

Question 6:

- a. I would like to introduce ALL STEEL DOORS as an alternative division 08 11 113 for the hollow metal doors and frames. For more details, please refer to the following link: <http://www.allsteeldoors.ca/products.html>
- b. Please confirm that Trillium Arch Product Ltd. are mandatory door hardware supplier for the project or alternative door hardware supplier can be used.
- c. Please clarify if other door hardware suppliers can be used for the project besides Trillium Architectural Products Ltd.

Answer 6:

- a) Please use specified.
- b) An alternate supplier may be used if hardware meets all specifications.
- c) An alternate supplier may be used if hardware meets all specifications.

Question 7:

- a. Please clarify if any civil work is required since there is discrepancy between drawings page A1.04 section 5 and existing site conditions (north wall). Currently, the grade is sloped while plans show it's even as per A1.04/5. Please advise.
- b. After interpretation (interpretation?) of plans, below grade waterproofing is required on north wall only. Please confirm.
- c. Please clarify if below level waterproofing is required on east wall of the premises.

- d. Please provide below grade waterproofing assembly schedule (0713 00 Sheet waterproofing specs are not clear).
- e. Please clarify if below grade waterproofing is required on the east elevation.

Answer 7:

- a) ZAI: No civil work is required.
- b) ZAI: Not required as landscape work is not part of this scope.
- c) ZAI: Refer to b).
- d) ZAI: Refer to b).
- e) ZAI: Refer to b).

Question 8:

Please confirm if PART 5 - PRICING FORM will be updated, the provided form includes only Labour hourly rates.

Answer 8:

Yes, original Pricing Form replaced with PART 5 – PRICING Form (AD3).

Question 9:

Considering the holiday season and the tender publication date being right before the holidays, we kindly request if it would be possible to extend the deadlines for both RFIs and tender submission. This extension would greatly assist us in preparing a thorough and competitive submission.

Answer 9:

The RFT was published 2024-12-10.

The Questions deadline has been extended to Friday, 2025-01-10.

The RFT closing remains the same, that is, Tuesday, 2025-01-21. The holidays were taken into consideration when setting this date.

Question 10:

- a. Please clarify if zones B1 and B2 requires new ceiling finishes (ACT).

- b. Please clarify if clerk office and accounting office to receive new drywall ceilings and paint.
- c. Please clarify if new fence is required (page A1.04 sections 1 and 2) and If required, please provide complete drawings.

Answer 10:

- a) ZAI: No new ceiling finishes in these areas.
- b) ZAI: Yes, Room Finish Schedule has been updated to match drawings. Drawing A1.03 has been reissued as part of this addendum.
- c) ZAI: New fence is not required.

Question 11:

- a. The Tender Documents says Site Meeting is Mandatory, on the Bids and Tender is shows not Mandatory. Can a GC who are not signed in Site Meeting can submit the quotation?
- b. Hoping you can confirm if we are able to still set up a site meeting to review the project, and be allowed to bid?

Answer 11:

- a) The Supplier must have attended one of the two (2) Site Meetings that were scheduled, as evidenced by having signed the Report, for its bid to be considered for evaluation. Since more than one Site Meeting was scheduled, and neither single Meeting was Mandatory, none of them was marked Mandatory.
- b) We regret to confirm that we will not hold any more Site Meetings, and as stated in the RFT Part 1, a supplier must have attended one of the site meetings for its bid to be considered.

Question 12:

- a. Please clarify if GC to carry cost of safes, page A1.07 section 1. Also, please provide safe specs.
- b. Can custom casework be done not by a AWMAC member since non of the members listed on the website are interested in the project.

Answer 12:

- a) Safes are existing and are not included in the scope of work.
- b) Yes

Question 13:

Where are the sprinkler systems indicated on the plans? Do we have to provide the sprinkler systems? There are no specifications listed for the Sprinkler system.

Answer 13:

Sprinkler work is not included in the project scope.

Question 14:

- a. Please clarify if cash office and corridor room 23A requires new lights since there is a discrepancy between electrical and arch drawings showing new light on arch plans and nothing in electrical plans.
- b. Please clarify if cash office to receive new baseboard heater since note 4 page E210/4 call for new heater connection while its not mentioned on mechanical drawings.

Answer 14:

- a) QCG: New lighting is required in Cash Office 23 and Room 23A. The viewport for new work lighting drawing was scaled incorrectly. Drawing E101 has been reissued as part of this addendum to confirm the scope for the lighting in these rooms.
- b) QCG: Yes. new baseboard heater will be added to Cash Office. Drawing M200 and E201 have been updated and issued as part of this addendum.

Question 15:

- a. Could you please confirm if there is a defined scope for bituminous roofing in this project? If so, could you clarify where the relevant details, such as drawings or specifications, can be located?

- b. Is Provincial Roofing responsible for the parapet extension, or will that addition need to be made by the subcontractor?

Answer 15:

- a) The scope is to tie existing membrane into the new parapet as shown on A1.05 & A1.06. This must be completed by Provincial Roofing. Contact information: John Corrado jcorrado@provincialroofing.com 647-248-2843.
- b) The successful contractor is responsible for the parapet extension. Any roof work on the parapet, and tie-in to the existing roofing membrane is to be completed by Provincial Roofing. Provincial Roofing is to be carried as a sub-contractor by the successful contractor.

Question 16:

There is No HVAC drawings, can you please share the drawings and specs for mechanical.

Answer 16:

QCG: A copy of the HVAC Drawings and M&E specifications were included in the tender package. Please see attached for ease of reference.

Question 17:

Is this project requiring union or non-union?

Answer 17:

No, this project does not require unionized workers.

Question 18:

- a. Are we supposed to supply furniture in the schedule A1.07?
- b. Could you please clarify if it is our responsibility to procure the furniture listed in the schedules, and if their costs should be included in our proposal pricing?
- c. Reference: Drawing A1.07 - Please clarify who will supply the Furniture shown on the Furniture Schedule, drawing A1.07.

- d. Please confirm which furniture is part of the tender. There is a furniture schedule, but this includes items like tables which are usually not part of the scope.
- e. Please clarify if GC to carry the cost of furniture, page A1.07 Furniture Schedule.
- f. Reference: Drawing A1.07 Furniture Schedule: - Please provide alternate for the Monarch Bookcase as there is nothing that matches the model number or the dimensions.

Answer 18:

- a) ZAI: Supplied by owner, except for lockers. Drawing A1.07 has been reissued as part of this addendum to clarify scope.
- b) ZAI: Refer to a).
- c) ZAI: Refer to a).
- d) ZAI: Furniture shown on the Furniture Schedule (A1.07) to be supplied by owner, except for lockers. Drawing A1.07 has been reissued as part of this addendum to clarify scope.
- e) ZAI: Refer to a).
- f) ZAI: Refer to a).

Question 19:

Please provide specifications of washroom partitions (SD).

Answer 19:

There are no washroom partitions in the scope.

Question 20:

- a. Please confirm/clarify if the Security/Card Reader is included in the General Contractor's Scope of Work.
- b. Reference: Drawing A1.07 - Please clarify where should we enter the Separate Price Cost for the Automatic door Opening System & Wave Sensor as per Drawing A1.07.

- c. Reference: Drawing L103 - Please confirm & clarify if the Landscaping work includes the following:
 - i. Heavy Duty Interlocking Unit Paving
 - ii. Permeable Pavement Eco-Promenade
 - iii. Shrubs (Myr Spi & Tax)
 - iv. Ground cover, Perennials & Ornamental Grasses
 - v. Planter
 - vi. Drip Irrigation System, LN 1 of L103
- d. Please confirm if you have any Preferred/Base Building contractor that we must use:

i. Security	iii. Electrical	v. Landscaping
ii. HVAC	iv. Roofing	vi. Fire Alarm

Answer 20:

- a) This is included in the General Contractor's scope of work.
QCG: Yes, the security card reader is to be included in the General Contractor's scope of work. (Note: QCG assumes this is the case and not carried as a cash allowance.)
- b) Francesca – is the pricing sheet updated?
- c) Landscape work has been removed from the scope of work
- d) Base Building contractors were provided in Addendum #2. Landscaping is deleted from the scope. Roofing contractor is provided above. No HVAC contractor is specified.

Question 21:

- a. Please provide preferred cash room security window manufacturer.
- b. The Cash Room Service windows (W01/W02) have no specifications explaining the type of glass, constructions etc. please clarify what would be needed to make those cash service windows function as needed.
- c. Please advise if Quicserv, speak-through, non-bullet-resistant TWST-9326-CX 24x36 ticket window with deal tray would be acceptable.

Answer 21:

- a) ZAI: Please see performance specification section 08 56 88 for requirements.
- b) ZAI: Please refer to a).
- c) ZAI: Architecturally acceptable, must meet specification. Size to be as close as possible to drawing size.

Question 22:

- a. Reference: Site Visit - Based on the site visit, there is still almost half of the existing floor finish remaining in existing room 24. On the drawings, there is no demo note to remove the floor finish in this room. But this area will be receiving a new floor finish. Please confirm that the remaining floor finish needs to be removed.
- b. Reference: Demolition - Provide us the extent of the Hoarding requirements for this project. Please provide us a details and specifications of the Hoarding and lay-out/mark on the floor plan.
- c. Reference; Drawing A1.03 - Please provide a mark-up the extent of the C4 - Vinyl Floor Finish & C5 - Carpet Floor finish on Drawing A1.02 in coordination with the Room Finish Schedule (Drawing A1.03)
- d. Reference; Drawing A1.02 - Please confirm/clarify if the translucent Film TF-1 (Drawing D14/A1.02) is included in the GC's scope of work? If so, please provide us the height of the window to be provided with the Film (Specification required).
- e. Reference: Site Visit - Please confirm/clarify if we need to conduct an Air Balancing as mentioned during the Site visit. If so, please specify what rooms/areas require Air Balancing.

Answer 22:

- a) ZAI: Remaining floor finish in Room 24 needs to be removed. Drawing A1.02 has been reissued as part of this addendum to confirm the scope for demolition.
- b) It is the contractor's responsibility to install protection/hoarding as required by the Ministry of Labour.
- c) ZAI: Room Finish Schedule has been updated to match drawings. Drawing A1.03 has been reissued as part of this addendum.

- d) ZAI: Yes, it is included in the scope of work. The windows are approximately 92" wide x 38" tall (glazing dimension).
- e) QCG: Air Balancing will need to be conducted for all the areas included in the scope of work, including area 23. There is a general note on M-200 which states, "Contractor to perform air flow testing before commencing demolition work. Testing to be completed by a qualified company. Submit air flow test report to consulting engineer".

Question 23:

Can you please confirm where the carpet goes and where the sheet vinyl goes in Accounting Room 22? Finish legend calls for carpet and sheet vinyl, but floor plan only says C4 (prep for sheet vinyl). Transition is clearly delineated in Room 21 but not 22.

Answer 23:

ZAI: Room Finish Schedule has been updated to match drawings. Drawing A1.03 has been reissued as part of this addendum.

Question 24:

Please provide exterior wall assembly schedule.

Answer 24:

ZAI: We do not have exterior assembly schedule. See details.

APPENDICES

- PART 3 - Zeidler Addendum #01 (AD3);
- PART 3 - Markup Sketch - Guest Services Renovation tender addendum _ R1 (AD3); and
- PART 5 - PRICING Form (AD3).

END OF ADDENDUM #3