



**The Niagara Parks Commission  
Agency of the Government of  
Ontario since 1885**

**ADDENDUM # 9**

**FOR**

**WEGO Transit and Fleet Operations Center Expansion**

**Request for Proposal No: RFP-22-2024-AD**  
**Issue Date of Addendum: January 14, 2025**  
**Proposal Submission Deadline: January 23, 2025 at 2:00 p.m. ET**

## ADDENDUM # 9

This RFP may only be amended or supplemented by an addendum. If The Niagara Parks Commission ("NPC"), for any reason, determines that it is necessary to provide additional information relating to this RFP, such information will be communicated to all Proponents by addenda by way of Bonfire. Each addendum shall form an integral part of this RFP.

NPC is issuing this Addendum to all potential Proponents to:

- advise them of the responses to the questions that were submitted by potential Proponents of the RFP, and/or;
- advise them of the clarifications/changes to this RFP.

Proponents are responsible for obtaining all addenda issued by the NPC.

### **Questions & Answers:**

1. Could you please verify the "Approved List of Qualified Roofers" is up to date? Noted in Section 07 5200 - 1.13.1 on page 291 of the Final RFP.D.F. Brown Roofing was selected as an approved contractor as per RFQ-14-2024-AD so we kindly request that our name be added to the list.

**ANSWER- refer to addendum #1, list is to be removed from RFP.**

2. See drawing M-150, top right, "note" .....” This drawing represents general intent only. Contractor to carry NPC civil/site services engineer and finalize engineered civil/site servicing plan immediately following award of contract”

Please clarify this note, as follows....

- A) do we include a cost for the waterline?
  - B) do we include a cost for the sanitary line demo?
  - C) do we include a cost for the storm sewers, not shown, however, implied on drawing M210?
  - D) Is NPC going to provide a cash allowance for the GC to include for the civil engineer ?
  - E) Furthermore , for the waterline relocation, can it be designed to temporarily reconnect at the existing water meter, while we build the new building. Then we can complete the changeover . I don't think we can leave the existing water service in place during the new build, too many pits in the way.
- 2)Are there any concrete pads required under the mechanical equipment, AHU1, B1,B2 ,other? If so provide details.

**ANSWER- ARC Engineering- Drawing M-150 only shows general intent, owner to provide engineered civil drawings and clarify civil scope of work.  
There are no concrete pads required.**

3. What material is screen SC1, HM? ,Alum? Other?

**ANSWER- Aluminum**

4. Is there a structural Steel detail/lintel for the new precast concrete wall opening on A7-300? Does the new opening width line up with existing precast panel joints?

ANSWER- VBSA- The new opening should line up with the existing joints in the precast panel. If a Lintel is required, it will be addressed in an addendum.

5 At the same opening, do we cut down the top of the foundation wall to let the new slab run through to meet the existing slab on grade?

ANSWER- VBSA- The existing foundation wall will need to be removed for the placement of the new trench pit. Refer to Section "50/S4.5"

6 At the same precast opening, drawing A7-300 implies a frame with the double line work, The schedule on A7-100 is blank in the "frame column", see opening ...OP-1. Please advise if there is a frame or flashing or other.

ANSWER- No Frame- Structural lintel block opening per dimensions shown on Architectural Section and plan.

7 On the typical roof parapet detail 1/A9-201, will there be a requirement for any wood blocking directly below the cap flashing?

ANSWER- Ensure wood blocking at parapet caps to achieve 2% slope.

8 On the door schedule, the overhead doors show insulated HM frames. Is this accurate, or will the door jambs be metal flashing over the structural C Chanel's? Please provide an architectural and structural detail at o/h door frames.

ANSWER- An Addendum will be issued to remove HM frames in the schedule. Metal flashing over C-channels is the design intent.

9 Drawing A2-200 (roof plan) does not show the mechanical roof openings from M301, (boiler vents, 250 dia intakes, exhaust ducts, RTU, plumbing stacks,) please advise. Also, there is a roof paver detail on 8/A9-201.... Are any roof pavers required?

ANSWER- An Addendum will be issued to show a mechanical roof plan for reference. Roof pavers not required, disregard.

10 Can you identify which beams and or which columns require sprayed fireproofing or intumescent fireproofing? Both products are specified.

ANSWER- An Addendum will remove intumescent fireproofing.

11 Do all the 1 inch expansion joints between the slab and foundations require joint caulking or can they be set level with the concrete floor? See 2/A4-100....typ?

ANSWER- Set Expansion joints down from the slab and be caulked.

12 Is there a door frame detail available, specific to exterior doors Ex-D01, 02, 03, 04? It's not detailed on A7-100. On drawing S3.1 elev AA, it shows C Chanel framing for door EX-D04. It's only shown at this door location.

If C Chanel framing is required at all exterior man doors ,it is not shown on the structural elevations DD/S3.2 for 2 doors, or for an extra door required on AA/S3.1(dr EXD03).Please advise

**ANSWER- VBSA- Vertical girts at doors will be required. This will be updated in an addendum.**

13 Elevation DD/S3.2 , between C.2 and the existing building appears to be incomplete. I think the horizontal CF 200,s should be extended ,with a vertical stud at the existing.There is also a door opening at that location. Please advise.

**ANSWER- VBSA- Vertical girts at doors will be required. This will be updated in an addendum.**

14 See window details 3,5/A5-300. I think there is a drywall stud wall in front of the structural C Chanel framing. The details don't appear to agree with the plan views on 2/A2-302. I think you are missing a wall.... please advise.

**Answer- P05a furring wall is present at 2<sup>nd</sup> floor, an addendum will cover this.**

15. Detail FL1 onA0-100 requires a 300 mm gran A bedding with no sand layer; however,note 5 on drawing S1.0 requires a 300 mm gran A base with a 50 mm sand layer. Which note is correct.

**ANSWER: VBSA- It is required for the heated floor.**

16. Does specification 04 03 07 "Masonry repointing and repair" apply to this project? I could not find a requirement on the drawings that indicates an area of masonry that requires repairs. Please advise.

**ANSWER: There is 1 masonry opening proposed on the 1<sup>st</sup> floor addition. There could be requirement of repair work at this location, as well as openings for windows both on ground floor and 2<sup>nd</sup> floor.**

17. E200 – note reads "existing site lighting to be removed, including light poles, bases, wiring, etc."

Please specify the quantity and approx. height of light poles to be removed.

**ANSWER: SEI Engineering- Drawing E200 and associated notes has a leader to the approximate location of the light standards that will require to be removed, two (2) locations identified. It is contractors' responsibility to visit the site and confirm all existing conditions and scope of demolition. Existing light standards are estimated to be 27' tall in height.**

18. E300 – note reads "location of existing incoming communications service, extend new from here to addition".

Is the intention to run the required ethernet cables (for new addition voice/data receptacles) from a patch panel at the incoming service location? Or is a fiber optic connection to the new 2-post network rack required?

Please confirm any active network hardware will be supplied and installed by the owner.

ANSWER: SEI Engineering- Provide new backbone interconnection between existing and new addition as maximum distance runs will exceed typical allowable network runs. Fiber optic is preferred, owner to confirm. All active network hardware to be supplied and installed by the owner.

19. E300 – note reads “include for all new fire alarm initiating and notification devices within existing building and all wiring back to FACP”  
Please specify the quantities, types, and locations of existing fire alarm devices to be replaced with.

ANSWER: SEI Engineering- There is NO existing fire alarm devices or system at the existing building. Fire Alarm System has been added as a Provisional item.

20. Can you confirm the concrete slab make-up for the office and garage area. The FL1 designation seems to be everywhere, 150mm with 2 layers of WWF on PVB and 300mm granular but the structural drawings call up 125mm slab in the office area and 150mm in the garage area with one layer of mesh and 200 granular.

ANSWER: VBSA- two layers of mesh in the heated floor is required 1 layer to tie the pipes for the heated floor to. Add another layer for crack control placed in the middle of the slab thickness.

21. Is Priming and Painting of CMU required?

ANSWER: Yes, the exposed block in the bus bays are to be primed and painted.

22. Is there a Room Finish Schedule? It is referenced however I cannot find it

ANSWER: Floor finishes NOT to be included.

23. Where Is the Textured Architectural Coating to be applied? (Refer to Section 2.6.5 Textured Architectural Coating for specific requirements in Division 09 91 13)

ANSWER: Not applicable. Disregard this section.

24. The Specification calls for Construction Specialties model RS-5300. Unfortunately, this model has been discontinued and is no longer available. We would propose our model RSH-5700 as an alternate 5" Deep model. Please note however that based on an industry standard 4' x 4' unit this model has a slightly lower free area of 45.8% (compared to 47.3%). However the RSH-5700 performs much better for Wind-Driven rain protection. Please advise if this model would be acceptable.

ANSWER: This can be acceptable- all paperwork and review of documents to be conducted for approval, prior to final confirmation.

25. Beams supporting second floor will be wrapped in type X which eliminates the need of fireproofing to beams.

For Intumescent to columns, its not clear in the drawing as to which columns are subjected to Intumescent (FRC-H1) and which will be wrapped in type X (FRC-H2).

Also are the bracing subjected to Intumescent too or it will be wrapped as well.

ANSWER: All columns will be fireproofing sprayed, intumescent not required for this application. Bracing to not be touched, building sprinkler system provides enough fire protection for the building to avoid fire protection to bracing in exterior wall steel.

26. Please provide specifications for Appliances noted on A5-200.

ANSWER: Appliances to be supplied by owner.

27. The interior windows on the first and second floor have different notations, see A7-300. These are referred to as SC1 and W01. We do not see a schedule for SC designations. Can you clarify window call outs and material.

ANSWER: SC1 is a 1 screen window that is duplicated throughout the design of the offices. This Window screen is aluminum frame with firelite fire rated glass- 60 Minutes of protection is required.

28. Please advise on the location on the drawings of work included under Section 04 03 07 Masonry Pointing and Repair.

ANSWER: Any Mansory proposed openings will need to be checked for repair or relocation to match design intent.

29. What are the door hardware requirements for SCD1 and SCD2 , the columns on the door schedule (drawing A7-100 ) are blank ?

ANSWER: The hardware can simply be a closer, Lock set, and power operator is optional. Ensure these doors come with weather stripping. Owner to review with security system operator on any other hardware requirements they wish to add.

30. We assume there will be a requirement for a hard hoarding separation within the existing bus repair garage (near grid line 2) and we presume the owner will continue to use the garage repair bays , and also ... likely some tarping at the removed exterior precast walls.

ANSWER: Correct, account for all provisions necessary of creating new opening at existing precast wall.

31. Please confirm hoardings and advise if the owner will continue to use that space. Please provide a duct bank detail for the new power and communication conduits shown on E300.

ANSWER: SEI Engineering- Refer to addendum for clarification and added detail

32. M-150 references M-211 for continuation. M-211 indicates work performed by Site Services contractor. If there are to be Site Services, please provide Civil drawings.

**ANSWER: ARC Engineering- Owner to provide engineered civil drawings and clarify civil scope of work.**

33. Thermal Barrier/Deck Sheathing: lists both 1/2" and 5/8" Densdeck  
Vapour Barrier: lists Kraftpaper in the Material section, but then lists Self-Adhesive Mod Bit and Torch Mod Bit in the Execution section  
Insulation: Does not give a definitive answer for the required Total R-Value, only Specifies that the base will be GF ISO and the top layer will be a minimum of 2" mineral wool. While the roof schedule states 4-layers of polystyrene (not mentioned if it is expanded or extruded) and 3" of unidentified "Insulation board".

**ANSWER: Refer to Addendum for roof construction clarification**

**FINAL ADDENDUM (S) TO BE ISSUED BY JANUARY 16,2025**

Addenda are the only means of verifying, clarifying or changing any of the information contained in the RFP. Other than the RFP Coordinator, no employee or agent of NPC is authorized to change the content of this RFP and/or any addenda.

No communications are to be directed to anyone other than the RFP Coordinator.

The “RFP Coordinator” is Adam De Giuli

All questions regarding any errors, omissions or ambiguities, or to seek additional information must be submitted by Proponents via Bonfire’s Opportunity Vendor Discussions board before the Proponents’ Deadline for Questions. Do not submit questions to the e-mail address in Section 1.7 (RFP Coordinator)”.