

Via: Bids and Tenders

April 10, 2025

Subject: HOPA Addendum # 1 – 605 James Street North, 4th floor Office Renovations

Addendum No. 1

Q1: Is this a Union or non-union?

A1: No preference.

Q2: Please confirm required communication cabling type. Specification section states CAT5E but that is outdated.

A2: CAT6.

Q3: Is the fire protection/sprinklers scope of work to be completed by existing fire contractor, or do we provide our own fire systems contractor?

A3: Contractor responsible for retaining fire/sprinkler subcontractor. Proposed subcontractor to be noted in Bid Form for review by Owner and Consultant.

Q4: Is the women's washroom required to be in use during the duration of this project?

A4: Access to women's washroom to be closed to the building occupants during construction. Contractor to notify Owner of schedule of work and Owner to notify building tenants of restricted access date(s).

Q5: Coordination of plumbing, mechanical, and fire sprinkler inspections. Are we to open a permit or will client open the permit.

A5: Contractor to arrange and account for required closeout inspections (testing and certification). There is no building permit for this project.

Q6: M203 – Clarification on Demolition Note 5 & 7: disconnect existing dual temp supply/return and cap at main below the floor and within 3rd floor ceiling. Is this location displayed below and accessible.

A6: The third-floor ceiling is accessible. Contractor to coordinate the work with the tenant as needed.

Q7: If scanning and coring are to take place to relocate mechanical/plumbing, are all works to be taken place outside of work hours, after 5:00pm and weekends?

A7: Refer to note 3.7 on Drawing A100.

Q8: It is indicated that material delivery via the elevator is to occur exclusively on weekends or after 5:00 PM on weekdays. Are there any exceptions to this schedule during the demolition phase? Additionally, is the window boom method the sole means of access for removing materials and tools outside of these specified hours?

A8: No other exceptions to the schedule noted in the tender document. Using the window boom method would be the alternative approach for removing materials and tools, aside from utilizing the elevator.

Q9: Is it possible to arrange a date for a site visit?

A9: No additional site visit(s) are planned. Bidders wishing to attend the site, may make arrangements by contacting the Procurement Lead.

Q10: On the Equipment schedule it shows a FC-1, but on the drawings there is no FC-1. Are one of the FC's mislabeled on the drawing?

A10: Fan coils are not mislabeled on the drawing, FC-1 is no longer used.

Q11: What is the warranty you will be expecting on this job?

A11: Refer to General Condition 12.3 Warranties in the CCDC2 Contract.

Q12: On drawing A304 it's showing an entry door in the kitchenette area that is not spec'd, what would you like us to carry for that(spec's, style, dimensions).

A12: The entry door is an existing door to be maintained.

Q13: Please provide CCDC2 and supplementary conditions mentioned in the specifications.

A13: CCDC2 is available for purchase from the Canadian Construction Documents Committee (<https://www.ccdc.org/>) or at local trade associations such as the Hamilton Halton Construction Association. The successful bidder will be provided a copy of the Contract for execution. Supplementary Conditions are provided as part of the specifications already issued.

Q14: In section 028100, there is mention of quiet hours. What restrictions will be put on construction process day to day?

A14: Refer to Question 7.

Q15: What is the anticipated Start Date?

A15: Contractor is to submit project duration on Bid Form. Contract is anticipated to be awarded in late April or early May.

Q16: What is the requested substantial completion date?

A16: Refer to Question 15.

Q17: Please provide a room finishes schedule.

A17: Refer to Drawing A300.

Q18: Please provide wall finishes plan, if there is any painting in the following areas:

- Vault 1 & 2
- Hallway
- Women's Washroom

A18: Vault room 1 & 2 and hallway to have same finish as offices. Refer to Drawing A300. Woman's washroom does not require painting.

Q19: Please provide specification for the glazing on the hollow metal doors. Are they to be fire rated? if so, how many minutes?

A19: The glazing shall be ¼" (6 mm) thick and must meet the minimum 20-minute fire-resistance rating in accordance with CAN/ULC-S104.

Q20: Please provide glazing thickness for W1.

A20: ¼" (6mm).

Q21: What is required for registration due Thurs April 10 by 2pm? We attended the site visit and are plan takers online. Also please consider having supplementary forms due 1 hour after bid closing to allow time to properly fill in all areas of forms and download and email in time. Would be appreciated, thank you.

A21: To submit a bid, contractors must be registered plan takers on Bids and Tenders. Bid submissions at the time of close to include all supplementary forms.

END

Attachments: none