

Via: Bids and Tenders

April 17, 2025

Subject: HOPA Addendum # 2 – 605 James Street North, 4th floor Office Renovations

Addendum No. 2

Q and A number sequence continuation from Addendum No.1

Q22: Referring to Drawing A200, could you please advise on the appropriate location for hoarding while ensuring a clear travel path to the egress stair?

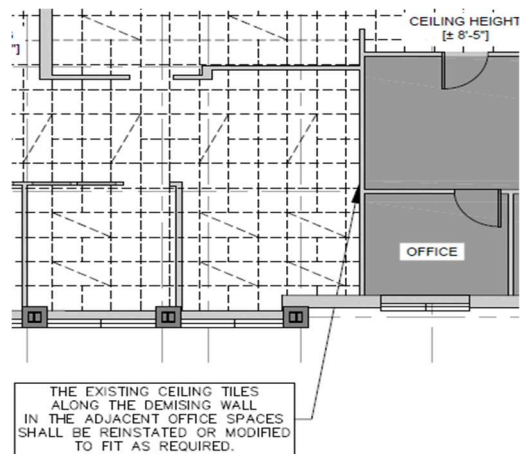
A22: The contractor shall maintain access to the stairwell for other users on this floor to access the egress routes. Hoarding plan shall be prepared by the contractor and submitted to the owner for approval prior to the start of construction. Staging or phasing of the hoarding may also be implemented as needed to accommodate building operations and user access.

Q23: Please confirm the type of existing partitions, whether they are drywall, glass, or prefabricated partitions.

A23: The existing office partition walls are constructed with plywood.

Q24: Referring to the ceiling demolition plan #A201, it indicates that the existing ACT pattern continues. Could you please confirm whether the existing partitions are installed up to the ceiling level, or if this is a drawing mistake?

A24: The existing ceiling tiles continue into the adjacent office space at the location indicated below:



Q25: Please provide us with information of the mandatory sub-contractors and base building vendors.

A25: Refer to answers in Q28 and Q29.

Q26: Addendum#1, Q5/A5 noted there is no building permit for this project. please confirm. we assume this project will require a building permit before construction, it's owner/consultant's responsibility to apply and pay for building permit.

A26: HOPA is a federal entity. Permit is not required for this project.

Q27: Drawing A300, there is a note - Provide a cover to the opening on the wall (close to Vault -2), please provide details and drawings to show cover.

A27: The contractor is to supply and install an approximately 16" x 24" cover (size to be verified on site) to close off the opening. This work is to be completed after the ceiling grid and tiles have been installed, ensuring the cover is flush, securely fastened, and provides a clean, finished appearance.

Q28: Please provide base building mandatory fire alarm vendor contact info.

A28: Fire systems contractor is FirePlus. Andrew Pinner - apinner@fireplus.ca or 289-921-0363.

Q29: Please provide base building mandatory BAS vendor contact info.

A29: Refer to Drawing E204 – Specific Renovation Notes.

Q30: Drawing A304, please provide ceramic tile specifications. and please provide millwork finishes specification (cabinet exterior finishes)

A30: Ceramic Tile – Olympia Tile - CDC - TENDER GRAY - BRIGHT 4"x16"

Kitchen Cabinets – Panolam Galaxy White (S499) MDF Core

Kitchen Hardware – Refer to Specification in the Tender Package

Q31: Please provide material specification and finish for millwork cabinet doors.

A31: Refer to answer in Q30.

Q32: Please provide specification of quartz countertop.

A32: Cambria Quartz Weybourne

Q33: Specification does not include specification for millwork. Please provide.

A33: Refer to answer in Q30.

Q34: On drawing A200, note about the saw-cut openings for the new HRV intake and exhausts refers to drawing A-006, there is no drawing A006 in the bid document. Please provide drawing A006.

A34: Change to read: refer to Drawing A400.

Q35: RFI- Communications Cable Manufacturer

This project requires BELDEN manufactured products. The current political situation regarding Tariff's imposed on Canadian materials to the United States may effect the pricing and availability of products. Belden products are manufactured in the United States and therefor subject to Tariff on materials supplied to the United States which are used in the manufacture of Belden products.

With regard to Division 27, Communications Cabling,
I would like to request if consideration would be given to the use of products provided by a Canadian Manufacturer, which meet the standards and warranty requirements for this project. In particular, Canadian Manufacturer WIREWERKS, headquartered in Quebec, using Canadian products, and not subject to Tariff's.

A35: Canadian manufacturer(s) such as WIREWORKS are encouraged as an acceptable alternate upon review for approval by Owner and Consultant.

Q36: Please advise for kitchen backsplash (ceramic tile) specs.

A36: Refer to answer in Q30.

Q37: Electrical drawing E204, note#4 noted Big ASS Fans, please clarify if this is part of electrical scope?

A37: Yes.

Q38: We may need a swing stage for the cutting work on exterior wall, please provide a roof anchor plan.

A38: The contractor shall complete the work using a lift from the ground.

Q39: Referring to the current closing date of April 23rd, and considering the upcoming long weekend (April 18th–21st), we would like to highlight that this leaves a limited window for subcontractors to prepare and submit their quotes. In light of this, we kindly request a two-day extension to the closing date, moving it to April 25th, to help account for the lost working days during the holiday period.

Your consideration of this request would be greatly appreciated.

A39: No extension will be granted.

Q40: The material selected for the millwork Panolam Galaxy S499 will only be sold in a lift quantity. Are you able to provide an alternate?

A40: Contractor may submit alternate product(s) for review by Owner and Consultant for approval. Alternate product(s) to be Canadian sourced.

Q41: Please provide kitchen quartz stone top color and cabinet finish information

A41: Refer to answers in Q30 and Q32.

Q42: Drawing A300 noted new walls (WL) to be extended to ceiling slab, please advise the height from floor slab to ceiling slab.

Drawing A303 noted all new door to have lever handle c/w keyed lock, please provide more details, if a hardware schedule can be provided for pricing purpose?

A42: Refer to drawing A303.

The new lever handle set shall by Schlage Lock Company to match the existing doors on 5th and 6th floor office spaces (see attached photo for reference).



Q43: Waste Collection Bins in the kitchenette are to be provided by others or to be included in this tender by the millwork contractor?

A43: Refer to Drawing A304 – Proposed Kitchenette notes.

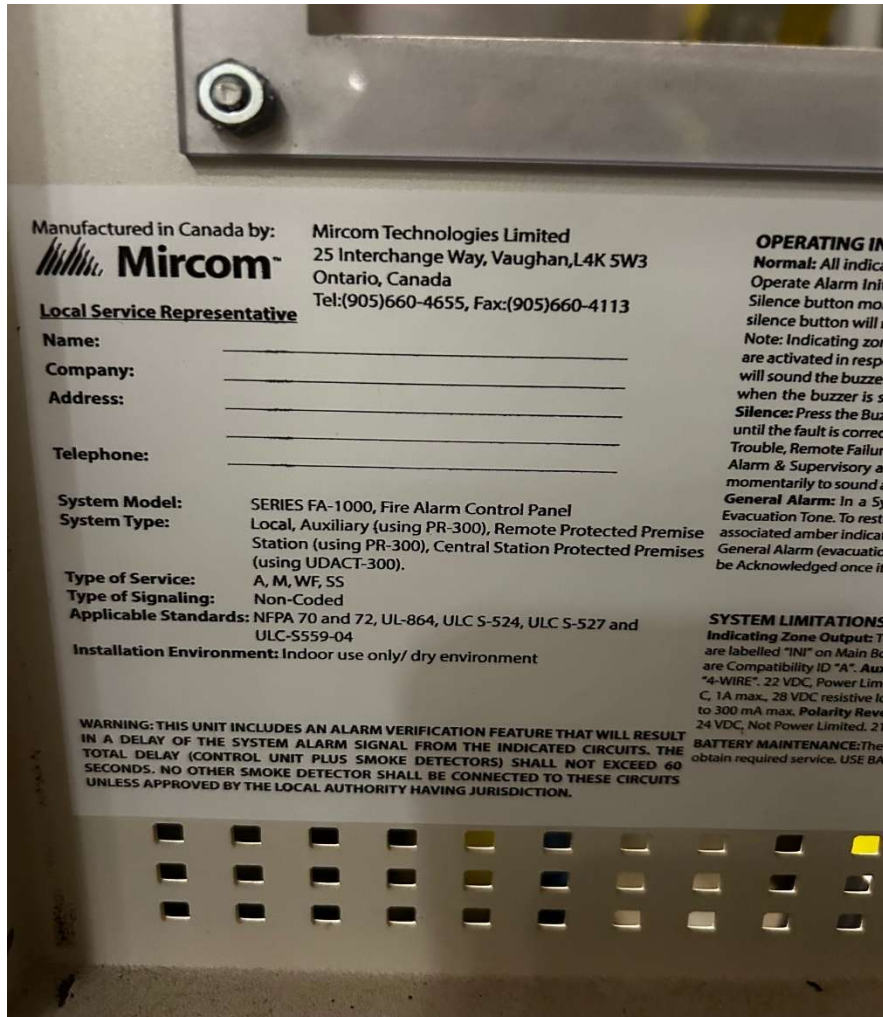
Q44: 1. Please confirm who is handling the Fire Alarm work and who the base building fire alarm company is as well as the info and model of the fire alarm panel.

2. Please confirm who will be carrying the security scope for this project.

3. I've had several trades request a closing extension, would be appreciated if at all possible. Thanks.

A44: 1. Refer to answer in Q3 (Addendum No.1) and Q28.

Fire alarm panel photo:



2. The awarded Contractor for this project. Refer to answer in Q29.

3. Refer to answer in Q39.

Q45: 1. if we are to carry cost can Cat6 commscope or wirewerks cable be an acceptable alternate instead of Belden.

2. Will the base building fire alarm contractor take care of any fire alarm work . If so can you get the contractors info and model of fire alarm panel.

3. Who will be carrying the security scope, Do you have the Basebuilding vendor?

A45: 1. Refer to answer in Q35.

2. Refer to answer in Q3 (Addendum No.1).

3. The awarded Contractor for this project. Refer to answer in Q29.

Q46: What is the time frame for this project.

A46: Refer to answer in Q15 (Addendum No.1).

Q47: Do we have any specks for cable hanger C?

A47: EMF Cat. #H-533-S

Wiremold Cat. #GH030406

Mono System Cat. # The Hook H-433

Cablofil Cat. #CSGH-3-4-6

Eaton Cat. #B-Line

Q48: Do we have any specs for Fire Alarm horn?

A48: Refer to Drawing E302 – Fire Alarm Systems.

Q49: Can we get some more clarification on - existing panel to be removed and supply terminal straps with existing panel tub. How do we remove the panel and leave tub. What would we use to cover this existing tub? Would it be better to leave one of the existing panels to support existing circuits?

A49: Disconnect and remove the existing panels and install the new panel in its place instead of relocating it. (At one point this was a personal office, but the plan was revised to delete the office). This would negate having to provide a custom cover or junction box for the terminal strips.

Q50: Are any of existing circuits being used outside of this unit that is being renovated?

A50: The panel schedules were not current as to what was fed from each circuit. If the new panel was placed over the existing, this could be scheduled to allow an after-hours switch over to minimize downtime.

Q51: Where is building ground?

A51: Believed to be in the boiler room. HOPA maintenance to confirm.

Q52: Do you require fire rating in cutouts between floors and if so what specs?

A52: Yes, refer to Drawing 301 – Firestopping.

Q53: Please advise Mircom panel model number and provide panel photos.

A53: Refer to answer in Q44 – see photo.

Q54: For flooring specs can we provide equivalent as some products supplier does not carry?

A54: Equivalent products to be submitted for review to Owner and Consultant for approval. Any equivalent proposed to be Canadian sourced.

Q55: Can you please provide drawings for existing asbestos insulated pipes or at least a total of linear feet?

A55: Refer to Section 02 81 00 Hazardous Materials – General Provisions.

Q56: What is anticipated substantial completion date?

A56: Refer to answer in Q15 (Addendum No.1).

END

Attachments: none