



Addendum #3

Bid Opportunity: RFT-2025-166 - Operations Centre Garage Expansion

Closing Date: Wednesday April 23, 2025 at 2:00 PM

This Addendum will form part of the RFP document.

In the event of any conflicting or inconsistent information, this addendum will take precedence over all requirements of the original RFP document and any addenda issued previously.

All other requirements of the RFP document remain the same.

Bidders must acknowledge receipt of this addendum, in the field requested, when submitting their bid.

Questions received up to the question deadline and not answered on this addendum will be answered on Addendum #4.

AMENDMENT 1 – Bid Closing Date/Time

The Bid Closing Date has been extended to April 23, 2025 at 2:00:00 PM (ET).

Question 1:

1. Please provide the name of existing fire alarm manufacturer and model # of the existing main fire alarm panel.

Answer 1: EST model number FS101G(R)(c)(F) This is located in the main electrical room of the Operation Centre.

Question 2:

2. Kindly identify the location in the existing building of the existing electrical room.

Answer 2: The existing electrical panel room is located inside and immediately adjacent to the first garage bay when entering the gated off section of the yard.

Question 3:

Is there a base-build fire alarm contractor who is to be used for the new fire alarm scope? if not, would it be possible to provide information on the existing fire alarm system (manufacturer, panel information, etc)

Thanks

Answer 3: See Answer 1.

Question 4:

Can we ask for the existing distribution information? What is the distance to the main electrical panel & what is the make/model?

thanks

Answer 4: See Answer 1.

Question 5:

Please provide a list of mandatory base building contractors

Answer 5: The Town does not have mandatory base building contractors.

Question 6:

Can All Steel and/or Artek as alternative manufacturers for the door hardware.

Answer 6: The Town may have specified certain product and brand names throughout the solicitation documents. Equivalents will not be considered during the bidding period.

Question 7:

Could you please advise if any base building trade we need to carry, including Fire alarm, BAS, Security ?

Answer 7: Fire Alarm and security is Guardtek, Aaron Rochetti, office: 416-736-7722. There is no BAS for the Operation Centre.

Question 8:

Could you please advise if any base building trade we need to carry, including Fire alarm, BAS, Security ?

Answer 8: Refer to Answer 7.

Question 9:

Are alternate lighting fixtures allowed, if they match the specification? I assume the BJ Take fixtures match existing , so may be preferred. Are other products allowed for Type E and em/ex lighting?

Answer 9: The Town may have specified certain product and brand names throughout the solicitation documents. Equivalents will not be considered during the bidding period.

Question 10:

Is there any details about the existing fire alarm panel? – Location, manufacturer, model.

Answer 10: See Answer 1.

Question 11:

We would like to clarify regarding the note on drawing S2.2 (Typical Foundation Wall Section), which states-

Provide 75mm skim slab over the founding surface if concrete for foundations cannot be poured within 24 hours from excavation.

Given that concrete cannot be poured within 24 hours of excavation, should we allow for the 75mm skim slab as per the note, or is this a typo?

Please confirm.

Answer 11: Yes, a skim slab is required when foundations cannot be poured within 24 hours.

Question 12:

We need contact info for permission to return on site visit including our sub-trades for purpose of verifying site conditions and measurements.

May we have access to site?

Answer 12: An additional site meeting will not be held.

Question 13:

We would like to submit a drawing package for the Municipality to review our equals. Would they consider it and if so who could we send the drawings to?

Answer 13: The Town may have specified certain product and brand names throughout the solicitation documents. Equivalents will not be considered during the bidding period.

Question 14:

We were informed that Lamitech 2035 laminate has been discontinued. Kindly provide a replacement.

Answer 14: As this is a minor component of the millwork, the Lamitech 2035 laminate in a stainless-steel sheet plywood can be substituted with any similar product in stainless-steel sheet finish.

Question 15:

Could you please check/confirm the hardware spec on 4/A-103. The pull for vertical application is noted as; HAFELE - 117.05.650 HDL STA ST MATT M4 10/CTC 480 mm (VERTICAL). This pull appears to be well oversized for the application (18-7/8 inch). Can we use a smaller one, or the same pull as for horizontal application, being; HAFELE - 117.05.610 HDL STA ST MATT M4 10/CTC 128 mm (HORIZONTAL)

Answer 15: The pulls for the vertical applications have been changed to HAFELE - 117.05.610 HDL STA ST MATT M4 10/ CTC 128 mm.

Question 16:

For the countertop, Corian no longer carries the Endura line. Please provide a new spec for the countertop.

Answer 16: For all millwork noted in the architectural drawings that required the Corina Endura material will be substituted with Corian Quartz from Price Group 3. Final colour to be selected by Architect at a later date.

Question 17:

What is the FFE for the ground floor? To determine the wall perimeter height, the structural drawing indicates that the underside of the footing is 1400mm below grade, which is at an elevation of 416.0m. However, I could not find the FFE number on the architectural drawing.

Answer 17: The geodetic FFE of the ground floor level shall be 453.65m as noted on the civil drawing (C1) and represented on the architectural drawings as GROUND FLOOR '0'.

For further clarifications, the building expansion's finished floor elevation of '0' is the same as the existing building's finished floor elevation of '0'.

Question 18:

Please advise what is the completion date of this project as we couldn't find it on Part 3 - Scope of Work.

Answer 18: The completion date is October 31, 2025.

Question 19:

Could you please provide specification for the IMP panels (Norbec). The specification section is referencing Vicwest siding (conventional assembly)

Answer 19: For clarification, the wall cladding shall be the IMP from Norbec as shown on the architectural drawings and disregard any reference in the specifications-section 07 40 00.

Question 20:

Who is the base HVAC controls contractor?

Answer 20: There is no BAS in the Operations Centre, heat and air are operated by thermostats

Question 21:

I would like to introduce ALL STEEL DOORS as an alternative for hollow metal doors and frames. Dev. 08 11 13

<http://www.allsteeldoors.ca/home.html>

Answer 21: The Town may have specified certain product and brand names throughout the solicitation documents. Equivalents will not be considered during the bidding period.

Question 22:

Div. 08 11 13 - Would you consider ALL STEEL DOORS as an alternative for hollow metal doors and frames.

<http://www.allsteeldoors.ca/home.html>

Answer 22: The Town may have specified certain product and brand names throughout the solicitation documents. Equivalents will not be considered during the bidding period.

Question 23:

Is there a mandatory trade that we have to consider for this tender like for fire alarm?, please advise.

Answer 23: See Answer 7.

Question 24:

Missing epoxy floor spec section 09 67 23.? This is a USA product not readily available nor used. Can you spec. alternative product from Ontario?

Answer 24: For clarification, the Epoxy floor finish is noted on the architectural drawings. Epoxy Finish- STONCLAD GC with STONKOTE GS4 Topcoat and Texture 3 as manufactured by STONHARD.

Question 25:

Missing epoxy wall coating spec. section 09 96 56?

Answer 25: For clarification, the Epoxy floor finish is noted on the architectural drawings. Epoxy Finish- STONCLAD GC with STONKOTE GS4 Topcoat and Texture 3 as manufactured by STONHARD.

Question 26:

Please confirm if entire underside soffit of roof metal deck is to be painted?

Please confirm if all the interior steel framing structure is to be painted?

Answer 26: For clarification, all new structural steel shall be shop primed 'light grey' only, no additional paint is required. Also, the underside of the metal deck shall not be painted.

Question 27:

Drwg. C-1 site servicing plan indicates Proposed building FFE=453.65. Thurber Engineering Geotechnical report states existing ground level elevation 417.64? Site servicing plan elevations do not make sense verses soils investigation elevations? We are not able to do proper calculations for site/foundation grading. Additional bid time extension is requested if new grades are given. What is the FFE of existing office repair garage?

Answer 27: The geodetic FFE of the ground floor level shall be 453.65m as noted on the civil drawing (C1) and represented on the architectural drawings as GROUND FLOOR '0'.

For further clarifications, the building expansion's finished floor elevation of '0' is the same as the existing building's finished floor elevation of '0'.

Question 28:

Please confirm the location of the existing electrical room?

Answer 28: Refer to Answer #2.

Question 29:

Please confirm the following: What is brand/manufacture is the existing fire alarm system? If the fire alarm system is addressable or conventional? Where is the main fire alarm panel is located? Is there new zones to be added?

Answer 29: See Answer 1. The system is not addressable.

Question 30:

Could you please advise the base building fire alarm contractor of this project? New FA devices (pull stations and heat detectors) are spotted on dwg E4 and E5.

Answer 30: See Answer 1. The system is not addressable.

Question 31:

Please provide loading criteria and size of the grating located in wash bay.

Answer 31: The galvanized grate will now be part of the Cash Allowance; the design will be confirmed later. Shop drawings will be required to be produced & signed by a P.Eng. Review and Approval of this item will be required prior to fabrication.

Question 32:

Can you please advise who the fire alarm contractor is for the base building, as there are new FA devices indicated on electrical drawings 4 & 5.

Answer 32: See Answer 7.

Question 33:

Please can you provide an one week extension if possible.

Answer 33 The closing date has been extended as noted in this addendum.

Question 34:

One of our subcontractor is asking:

Can we submit AWIP panels as an alternative to Norbec panels ?

Reagrds,

Answer 34: The Town may have specified certain product and brand names throughout the solicitation documents. Equivalents will not be considered during the bidding period.

Question 35:

Please provide specifications for IMP wall panels. Currently the drawing only specify the type of material and gauge

Answer 35: For clarification, the wall cladding shall be the IMP from Norbec as shown on the architectural drawings and disregard any reference in the specifications-section 07 40 00.

Question 36:

We respectfully request an extension to the bid closing as we have multiple tenders closing on the same day

Answer 36: Refer to Answer #33.

Question 37:

For exterior cladding, the Architectural drawings denotes 5 inch Insulated Metal Panel by Norbec. However, the specs are for Vicwest metal siding. Please clarify which material to be used. If IMP then please provide specification for that.

Answer 37: For clarification, the wall cladding shall be the IMP from Norbec as shown on the architectural drawings and disregard any reference in the specifications-section 07 40 00.

Question 38:

For the excavation for the building pad has descriptions stating elevations around +416m' these are in the structural drawings S1.1 and S2.1.

On the site services plans (Drawings A101) with Bench mark elevations and the FFE for the proposed pad is 453.65m. These are around 37.65m difference. It stats excavation portions of 1.4m -2.2m of excavation for the footings and matching existing building footings. Can you clarify what elevation portion is correct. Info from the drawings and are noted below.

S1.1

FOUND ALL FOOTINGS ON NATIVE UNDISTURBED SOIL HAVING A 'SLS' BEARING CAPACITY OF 100KPa AND 150 KPa AT 'ULS' AT 1.4m DEPTH (APPROXIMATE EL. +416.0m) . FOR CONSTRUCTION METHODS AND DETAILS REFER TO PAR.7.1 OF GEOTECHNICAL INVESTIGATION REPORT #36304 PREPARED BY THURBER ENGINEERING LTD ON JUNE 28 , '23.

Drawings S2.01

FOUND ALL FOOTINGS ON NATIVE UNDISTURBED SOIL WITH BEARING CAPACITY OF 100KPa @ 'SLS' AND 150KPa AT 'ULS' AT 1.4m DEPTH (APPROX.EL. 416.0m) . IT SHALL BE NOTED THAT LOWER FOUNDING ELEVATIONS INTO NATIVE COMPACT SAND OR VERY STIFF SILTY CLAY TO CLAYEY SILT (AT 2.2m DEPTH EL.415.2) SET THE POTENTIAL NEED FOR DEWATERING, THEREFORE HIGHER FOUNDING ELEVATIONS (AT APPROX. 1.4m DEPTH EL.416.0m) ARE PREFERRED FROM A CONSTRUCTION POINT OF VIEW AS SPECIFIED ON PAR.7.1 OF SOIL REPORT#36304 PREPARED BY THURBER ENGINEERING LTD

Answer 38: The geodetic FFE of the ground floor level shall be 453.65m as noted on the civil drawing (C1) and represented on the architectural drawings as **GROUND FLOOR '0'**.

For further clarifications, the building expansion's finished floor elevation of '0' is the same as the existing building's finished floor elevation of '0'.

THE RELATIVE DEPTH FROM THE EXISTING GRADE LEVEL OF 1.4m (SEE PAR.7.1 OF GEOTECHNICAL REPORT) SHALL DETERMINE THE FOUNDING ELEVATION DATA.

THE GENERAL CONTRACTOR, ASIDE FROM BENCHMARK DISCREPANCIES & \OR DATA SHOWN ON STRUCTURAL DRAWINGS, ONCE ON SITE SHALL PROCEED WITH VERIFICATIONS AS REQUIRED ON **FOUNDATION NOTE#5 (DRAWING S2.1):**

GENERAL CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEER TO CONFIRM THE AFOREMENTIONED SOIL BEARING PRESSURE VALUES PRIOR TO POURING CONCRETE FOR FOUNDATIONS.

Question 39:

Who is the base building fire alarm contractor?

Answer 39: See Answer 7.

Question 40:

Is there a site grading plan available?

Answer 40: There is no grading plan available, the new asphalt paving around the building expansion shall be installed to slope away from the building and to match flush with the existing asphalt.

Question 41:

Addendum #2 refers to the wash bay grating now being a part of the cash allowance. Will this apply to the trench drain and grate since I don't see loading requirements or specifications for the trench drain?

Answer 41: The galvanized grate will now be part of the Cash Allowance; the design will be confirmed later. Shop drawings will be required to be produced & signed by a P.Eng. Review and Approval of this item will be required prior to fabrication.

Furthermore, the trench drains are not part of the Cash Allowance. The supply and installation of all trench drains shall be carried in the base bid.

Question 42:

The bid form for divisional lump sum pricing (Table 1), does not have a section to indicate concrete. This differs from Schedule 1A in the RFT. Please clarify which form is to be used.

Answer 42: The bid form Table 1 on Bids & Tenders is accurate. Schedule 1A on page 10 of the RFT will be revised as part of the next addendum to reflect the bid form.

Question 43:

Please advise who is the building fire alarm.

Answer 43: See Answer 7.

Question 44:

Please advise who is the base building BAS control contractor?

Answer 44: There are no BAS for the Operations Centre.

Question 45:

Specs seem to indicate both 60 and 90 day validity, please clarify.

Answer 45: Both the 60 & 90 days validity dates shall apply depending on the item.

Question 46:

Extra soil testing is required to dispose offsite. Please advise if this cost is to be carried by GC or cash allowance.

Answer 46: Additional soil testing costs shall be carried by the GC.

Question 47:

Please clarify if weeping tiles are required, not shown on plans.

Answer 47: No weeping tiles are proposed for this project.

Question 48:

Due to the ice storm and the issues related to that, is it possible to receive a one-week extension to closing?

Answer 48: See Answer 33.

Question 49:

We previously asked for permission to return to site for required access to measure existing conditions? No response given to date? Additional time to submit bid is required.

Answer 49: See Answer 12.