

ADDENDUM No.1

Municipal Office Conversion
Township of North Stormont
Brockville, Ontario

PROJECT No.11200
June 10, 2024

The following Addendum shall be attached to and form part of the Tender Documents, as supplied by Township of North Stormont:

1. *Can the tender closing date be extended until the 19th, it does not give a lot of time after questions are answered*

The deadline is not proposed to be extended timing is of the essence.

2. *There is an agreement to bond form but then on page 16 it states a performance bond is not required.*

There is a typo on page 2 of Section A, not performance bonding is not required. A performance bond is required in the value identified on page 8. Similarly a bid bond is required.

3. Will the proposals be evaluated solely on price or will additional factors be considered such as:
 - a. Company experience on similar projects
 - b. GC location and proximity to jobsite
 - c. Use of local subcontractors and suppliers

While price is the primary weighting of the contract award, other considerations such as completion date and similar work will be evaluated in the bidding process. The owner reserves the right to award the contract to not necessarily the lowest bidder.

4. Is there a specification book for this project to provide details for the materials and equipment that forms part of this contract. For example doors and hardware specs, washroom hardware specs, ceiling tiles, flooring specs, etc. Without these the bids will not be apples to apples

Specifications for these items are on drawings, specific model and finish is to be commercial grade. However specific products are not specified beyond operational requirements to meet Building Code requirement.

5. Is the exterior ramp and generator pad to be done by GC? It says exterior and civil work is by others
 - a. If by GC will the excavation and backfill also be by gc or is this by the owner?

The contractor will be responsible for the barrier free access to the building, all other civil works will be completed by others. As this aspect is a requirement for building occupancy it must be included.

6. In section 011400 item 1.7 security clearances. Is this required for all personal onsite. What is the security requirements

Carry over from contract template, OMIT from contract.

7. In section 011400 item 1.8 it says a security escort is required and 5 days notice must be given I believe this is carried over from another job

Carry over from contract template, OMIT from contract.

8. Universal washroom A155 shows on the architectural plans to remove a large section of wall but nothing is identified on the structural to support the trusses

The framing is to be modified here not removed, intent is to keep the studs, run new plumbing as required and provided fire rated assembly. Should the contractor elect to reframe this is acceptable with temporary shoring. A wall is existing and proposed.

9. On what gridline does the south and north building separate so we can determine floor thickness for saw cutting 8?

Foundation change types at gridline 8.

10. What is the size of the generator pad. It just says TBD on the plans

Will depend on the ordered generator, this will be completed by civil contract.

11. Many of the walls throughout are shown as W7 which just says existing to remain as is; However they show power and data outlets on them. Is all of the power and data to be run surface in emt? Many of these walls are block walls.

- a. If this is not the case the wall assemblies need to be identified on the drawings to price it properly

The intent will be to bury all wiring so partial removal of finishes and making good surfaces will be required for electrical distribution. Any wiring on CMU need be surface mounted with EMT. Wall assemblies will need to match existing conditions, currently unknown until demolition begins.

12. What type of roofing and roofing assembly where repairs or tie ins are required

Match existing, presumed modified bitumen, ply count unknown.

13. No plumbing vent stacks are identified on the roofing plan

To be located by plumbing contractor, no additional framing is required for openings less than 10" diameter.

14. There is a bunch of locations that show W5 infills in the block walls. Are you sure that's what you want its going to look terrible.

This comment is not clear, we reviewed the drawings and W5 infills are only located on the wood framed portion of the building. Note south of gridline 8 the building is all wood framed, north of grid 8 it is CMU and steel construction.

15. There are a ton of locations it asks to match existing vct. Can you provide a spec for pricing purposes, also its very unlikely it will match at all.

We do not know the make or model of the VCT, the contractor shall select as close as possible for approval. It is understood a perfect match is unlikely. We are looking to get as close as possible to blend.

16. Is seismic required for the t-bar ceilings

Yes secondary building elements need seismic restraint. This is a high seismic zone.

17. Detail 1/A301 says there is only 1ft between bottom of t-bar and the drywall on the roof deck. This is not going to work with 10" ductwork, you will have no space for lighting, wiring, or water lines and venting in some cases.

This dimensions was noted as +/- see mech, because the architectural design was complete prior to the HVAC. We want it as shallow as possible, we will accept 14-16" to make the services fit.

18. Need more details the voicebox's for the front counter

Township will coordinate voice box with security contractor. All for co-ordination with this specialist.

19. Need more information to properly price the access control systems and fob readers.

Township will coordinate voice box with security contractor. Allow for modification of door frames to receive electronic locks. All for co-ordination with this specialist

20. Door hardware is very vague and more details need to be provided

Specifications on door schedule A700. No additional specifications provided.

21. We were told at the site meeting that the south section of school is a structural slab with thickened edges. There is new fixtures all along the gym wall, how thick is the concrete in this location and is there structural considerations that need to be taken when doing this plumbing rough in

Estimated to be 12" with rebar in each direction, drawings will be available to the successful bidder. Consideration to be given in this for the quantity of the slab removal, and re-instatement. For re-instatement allow for 25MPa concrete with 15M bars at 12" c.c each way drilled and epoxied into the existing min. 6" into existing. Note this detail will be less impactful if the sawcut dimensions are keep to a minimum.

22. In your Section A, general special provisions , sub section 12. ‘‘Use of Subcontractors you say that the municipality may reject sub-contractors’’ . In the event we would have to employ your sub-contractors If these are more costly Than the contractors with the lowest legal tenders, will the municipality pay the difference or increase In cost via contract change orders.

Sub-contractors who have been barred from working for the municipality from previous works will not be accepted. There would be no intent to pay additional costs. It is expected that sub-contractors will provide professional quality, worthy of commercial sites. The list of barred contractors is not extensive.

23. In section 011400, 1.7 Security Clearances, what level of security clearance do you require? Which government agency. Will do the screening and how long will it take for each worker? Also, you mention daily passes, will there be someone on. Site daily from the municipality before the workers available?

Carry over from contract template, OMIT from contract.

24. Security escorts, which areas require this?

Carry over from contract template, OMIT from contract.

25. Site work, division 020000 of the specifications are included but at the job showing it was mentioned they are not included. Please confirm.

Civil works, with exception of the concrete barrier free access ramp are by others.

26. Liquidated damages, the tender form mentions them, but we cannot seem to find any dollar amount. Also, if there are change. Orders that incur additional work time please confirm that the amount of days added can be shown on each change order.

Carry over from contract template, OMIT from contract. Change orders that incur additional work time will be added to the contract.

Prepared by:
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