

## ADDENDUM

**No.** 006 **Date:** 3/11/2024

**Project No.** 020708.50

**Project Name:** Waypoint Centre for Mental Healthcare  
Toanche Building Third Floor Renovation

**Distribution:** Refer to the Procore Distribution List

*This Addendum forms a part of the Bidding and Contract Documents and modifies the original issued Bidding Documents dated December 18, 2023 for the above titled project, as indicated below, and is hereby incorporated into the Contract Documents as part thereof.*

*Bidders are required to acknowledge receipt of this Addendum in the space provided on the Proposal/Bid Form.*

**ATTACHMENTS:** The following is a list of the modified documents and a brief description of what has been modified.

### **SPECIFICATIONS:**

**A. Incorporate the following new Section(s) attached to this Addendum:**

1. 00 41 13 – BID FORM

**B. Incorporate the following revised Section(s) reissued in their entirety as attachment(s) to this Addendum:**

1. 00 01 10 – TABLE OF CONTENTS
2. 01 21 00 – ALLOWANCES

### **DRAWINGS:**

**A. G0102 - LEVELS OF RISK**

1. Drawing has been added in this Addendum.

### **ATTACHMENTS:**

**A. Pre-Bid RFI Log**

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Part 1 General

1.1 **BID INFORMATION**

Date: \_\_\_\_\_

Submitted by: \_\_\_\_\_

(name) \_\_\_\_\_

(address) \_\_\_\_\_

\_\_\_\_\_

To: [ ]

Project: [ ]

[ ]

**Bids are due electronically to the following email address: [purchasing@waypointcentre.ca](mailto:purchasing@waypointcentre.ca)**

1.2 **OFFER**

- .1 Having examined the *Place of the Work* and matters referred to in the Instructions to Bidders and the *Contract Documents* prepared by the named (*Consultants*) for the above-mentioned *Project*, we, the undersigned, hereby offer to enter into a contract using CCDC 2-2008 Contract form, to perform the *Work* for the price of:

\$ \_\_\_\_\_

\_\_\_\_\_  
dollars, in lawful money of Canada.

- .2 We have included herewith the required security Bid Bond and Consent of Surety as required by the Instruction to Bidders.
- .3 Taxes:
- .1 Applicable federal taxes HST are excluded from the Bid Price.
- .4 Cash and Contingency allowances described in Section 01 21 00 – Allowance are included in the Bid Price.

1.3 **ACCEPTANCE**

- .1 Refer to Section 00 21 10 - Instructions to Bidders for conditions of acceptance.
- .2 This offer shall be open to acceptance and is irrevocable for ninety (90) calendar days from the Bid closing date and time.
- .3 If this Bid is accepted by the *Owner* within the time period stated above, they will:
- .1 Execute the 'Agreement' within seven (7) days of receipt of the form of execution.
- .2 Furnish the required bonds within seven (7) days of receipt of the Agreement.

- .3 Commence work within [ ] days after written notification of acceptance of this bid.
- .4 Complete the Work [in [ ] calendar weeks from notification of acceptance of this Bid] [by the [ ] day of [ ], 20[ ]].
- .4 If this Bid is accepted within the time stated herein, and we fail to commence the *Work* or we fail to provide the required Bond(s), the security deposit shall be forfeited as damages to the *Owner* by reason of our failure, limited in amount to the lesser of the face value of the deposit or the difference between this Bid and the Bid which the *Contract* is signed.
- .5 In the event our Bid is not accepted within the time stated above, the required security deposit shall be returned to the undersigned, in accordance with the provisions in the Instructions to Bidders, unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

#### 1.4 APPENDICES

- .1 A list of the *Contract Documents* is appended hereto and identified as 'Appendix A'.
- .2 A list of *Sub-contractors* is appended hereto and identified as 'Appendix B'.
- .3 A list of Unit Prices is appended hereto and identified as 'Appendix C'.
- .4 A list of Alternatives is appended hereto and identified as 'Appendix D'.
- .5 A list of Separate Prices is appended hereto and identified as 'Appendix E'.

#### 1.5 ADDENDA

- .1 The following Addenda have been received. The modifications to the *Contract Documents* noted therein have been considered and all costs thereto are included in the Bid Price.

~~.1~~ Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.

~~.2~~ Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.

~~.3~~ Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.

~~.4~~ Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.

Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.

Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.

Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.

Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.

#### 1.6 CHANGES

- .1 When the *Consultant* establishes that the method of valuation for Changes in the Work will be net cost, plus a percentage fee in accordance with CCDC 2 **2020** - Article GC 12.1 – Indemnification of the General Conditions, our percentage fee will be:

- .1 Where direct costs are less than or equal to \$5,000.00:

- .1 our overhead on the net cost of our own work shall be 10% and

- .2 our profit on the net cost of our own work shall be 5%.

- .2 Where direct costs are in excess of \$5,000.00:
- .1 our overhead on the net cost of our own work shall be 5%, and
- .2 our profit on the net cost of our own work shall be 5%.

1.7 **BID FORM SIGNATURE(S)**

The Corporate Seal of

\_\_\_\_\_  
(Bidder - please print)  
was here-unto affixed in the presence of:

(Seal)

\_\_\_\_\_  
Authorized signing officer Title

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
Authorized signing officer Title

\_\_\_\_\_  
**Printed Name**

If this Bid is a joint venture or partnership, add additional forms of execution for each member of the joint venture on the appropriate form or forms, as above.



**Appendix A:** The following is the list of ***Contract Documents*** referred to in the Bid Form submitted by:

(Bidder) \_\_\_\_\_

(Owner) \_\_\_\_\_

dated \_\_\_\_\_ to which this Appendix is an integral part of the Bid Form.

The list of *Contract Documents* include the following:

- .1 *Documents and Specifications* cited in the Table of Contents at the beginning of the Project Manual.
- .2 *Drawings* List cited at or near the beginning of the package of drawings.
- .3 Schedules cited in the *Drawing* List.

**Appendix B - Sub-Contractors:** The following is the list of *Sub-contractors* referred to in the Bid Form submitted by:

(Bidder) \_\_\_\_\_

(Owner) \_\_\_\_\_

Dated \_\_\_\_\_ to which this Appendix is an integral part of the Bid Form.

The following work will be performed (or provided) by *Sub-contractors* and coordinated by us:

PORTION OF THE WORK	SUB-CONTRACTOR'S NAME

**Appendix C - Unit Prices:** The following is the list of Unit Prices referred to in the Bid Form submitted by:

(Bidder) \_\_\_\_\_

(Owner) \_\_\_\_\_

Dated \_\_\_\_\_ to which this Appendix is an integral part of the Bid Form.

The following are incidental Unit Prices for specific portions of the *Work* as listed and are applicable to authorized variations from the *Contract Documents*.

ITEM OF WORK	QUANTITY UNIT	UNIT VALUE
<del>Moisture Vapor Emission Control according to Section 09 05 61 — Moisture Vapour Emission Control.</del>	<del>Unit of Measurement: Square foot.</del>	

**Appendix D - Alternatives:** The following is the list of Alternatives referred to in the Bid Form submitted by:

(Bidder) \_\_\_\_\_

(Owner) \_\_\_\_\_

Dated \_\_\_\_\_ to which this Appendix is an integral part of the Bid Form.

Refer to Section 01 29 00 - Payment Procedures:

Alternative # 1            (Add) (Deduct)            \$ \_\_\_\_\_

Alternative # 2            (add) (Deduct)            \$ \_\_\_\_\_

**Appendix E - Separate Prices:** The following is the list of Separate Prices referred to in the Bid Form submitted by:

(Bidder) \_\_\_\_\_

(Owner) \_\_\_\_\_

Dated \_\_\_\_\_ to which this Appendix is an integral part of the Bid Form.

**Separate Price # 1:** \_\_\_\_\_

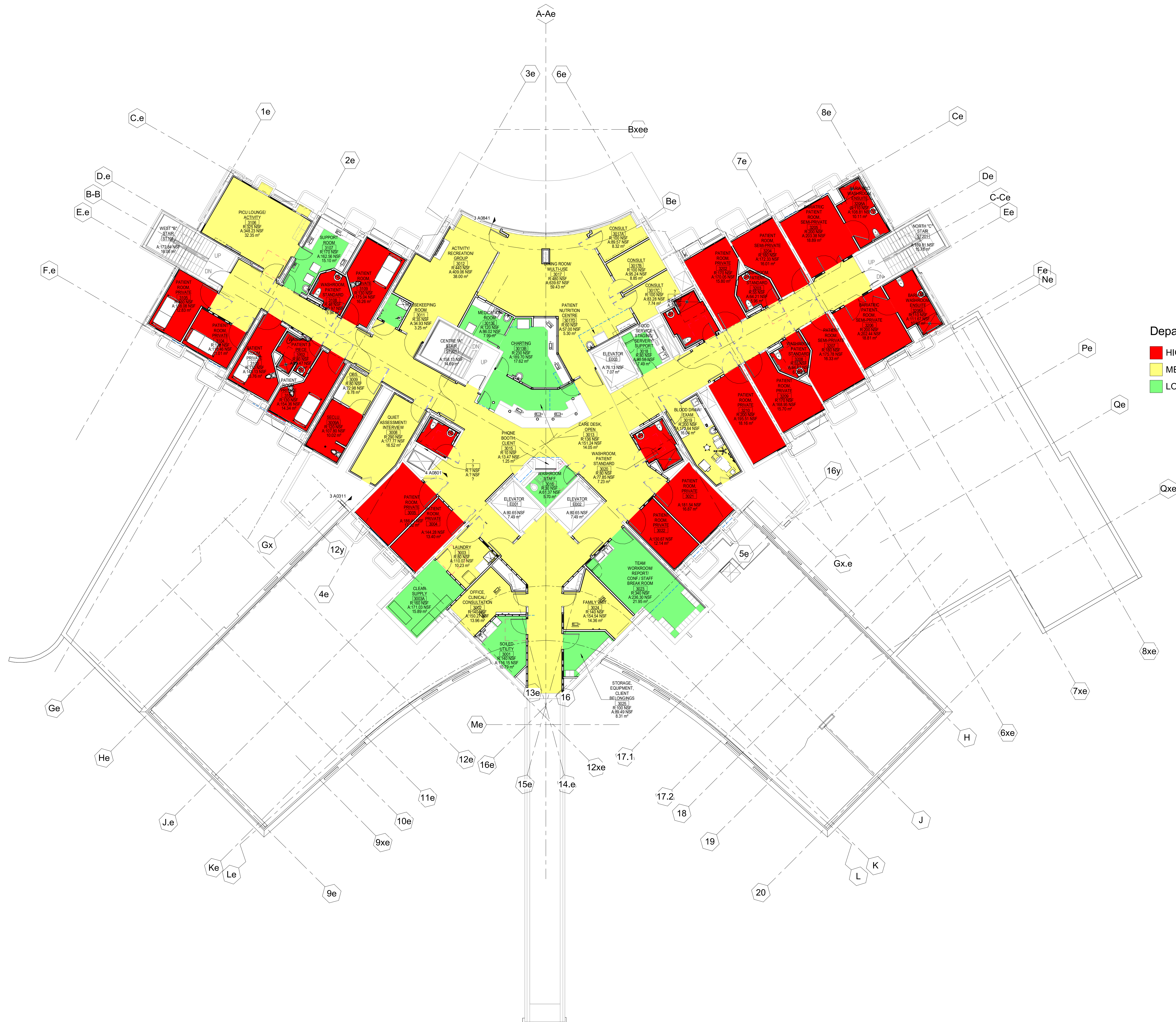
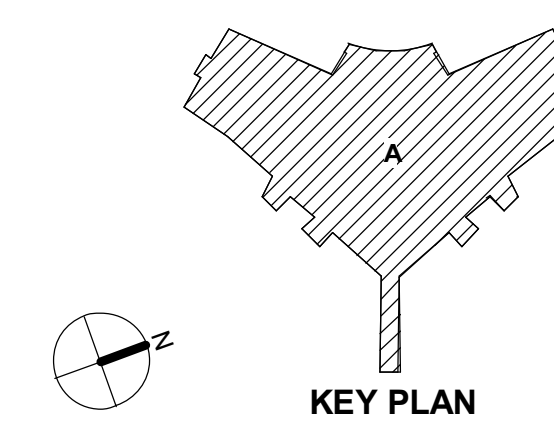
**Separate Price # 2:** \_\_\_\_\_

Part 2            Products – Not Used

Part 3            Execution – Not Used

END OF BID FORM - STIPULATED PRICE DOCUMENT





1 LEVEL 03 PLAN  
1:50



	WAYPOINT 3RD FLOOR RENOVATIONS - BID QUESTIONS - ADDENDUM NO. 4	
	Questions	Responses
PB-0001	There is no bid form found within the documents issued. Please provide bid form to be submitted at time of tender.	DOCUMENT PROVIDED
PB-0002	Please provide electronic asbestos report for review.	DOCUMENT PROVIDED
PB-0003	Is there any fire protection scope required for the project? If yes, please issued Sprinkler drawings.	NO FIRE PROTECTION SCOPE - JUST REWORK AS NEEDED.
PB-0004	Please advise if there are any mandatory base building subcontractors required.	NO
PB-0005	Please advise who the base building BAS Controls contractor is.	TEMP AIR
PB-0006	Please advise who the base building security vendor is.	
	Please advise the finish height of WP-3 and WP-4.	FULL HEIGHT
PB-0008	Please advise Hardware Group on Door Schedule on Drawing A1005 that correlates to Door Hardware Sets as listed in Specifications document.	DOOR HARDWARE SCHEDULE HAS BEEN UPDATED
PB-0009	On interior elevations (Drawing A0601) - there is a symbol on the wall tile in the washrooms where one of the tiles is grey and has an arrow pointing in a specific direction. Please advise what this symbol means.	DEPICTS START OF FULL TILE FOR LAYOUT
PB-0010	On interior elevations (Drawing A0601) - there is a specific item that is shown in multiple locations (I.e. Blood Draw/Exam room (detail 35), Patient Nutrition Centre (detail 32), and Charting area 3013B (detail 28)) - can you please advise what this item is?	SHALL BE HHS-2 PER PLUMBING SCHEDULE
		SHALL BE HHS-2 PER PLUMBING SCHEDULE
PB-0011	11. In specification section, 08 71 00 - Door Hardware on page 217 of 992, mentions to refer to Section 08 34 00. Please provide us with this specification to refer to.	REFER TO SPEC SECTION 08 3454
PB-0012	if XFR PVC piping is acceptable for the drains and vents for the above tender.	Please refer to mechanical specification section 22 13 16.13 - copper or cast iron pipe fittings to be used. PVC DWV use is limited to urnial fixture drains and a portion of fixture vent piping
PB-0013	If you could provide a plan takers list or list of pre-qualified General Contractors for the project above closing March 7 <sup>th</sup>	WALK THRU DOCUMENT PROVIDED
PB-0014	Are you be able to provide any pictures of the existing distribution panels LP-A3, B3 and C3 , name plates or physical sizes.. The pictures sent with the original drawings do not have enough information to price the way distributors want.	Please see attached photos.
PB-0015	Is removal of flooring and ceiling limited only to areas as identified with notes 4, 5 and 6 since those notes are not identified for all areas.	EXTENT IS SHOWN FOR GENERAL UNDERSTANDING BUT FURTHER COORDINATION WITH MEP IS REQUIRED FOR ALL AREAS
PB-0016	Can a list of attendee's for the site visit February 21, 2024 @ 10AM be provided?	WALK THRU DOCUMENT PROVIDED
PB-0017	Is their a specification for Division 26 other then the dialogue on drawing E01?	No, but please note there are specifications for Division 27 (Nurse Call) & Division 28 (Security)
PB-0018	Can you please consider the above products as an equal of the product specified on the documents of the Toanche Building 3 <sup>rd</sup> Floor	YES - DOCUMENT PROVIDED
PB-0019	Are you able to re-confirm the log-in details for the FTP site for our access to all addenda?	SHAREPOINT TO BE PROVIDED
PB-0020	Provide list of attendees (sign-in sheet) from Site Visit.	WALK THRU DOCUMENT PROVIDED
PB-0021	Is work of Section 03 54 16 (Hydraulic Cement Underlayment) limited to areas as and if required or it has to be applied throughout renovated area.	DRAWING A0101 HAS BEEN REVISED
PB-0022	Are you able to re-confirm the log-in details for the FTP site for our access to all addenda?	SHAREPOINT TO BE PROVIDED
PB-0023	We are unable to locate the bid form in the documents provided for the above-mentioned tender. Can you please advise where this form is located? Also, could you please provide addendum #2 as I only have emails for Addendum #1 & #3.	WILL BE PROVIDED
PB-0024	The BAS Controller location was not observed at the site visit where it is noted on the drawings. Please advise location.	Controls for the building are Carrier. Extension of the existing BAS system to support new additions as part of this tender shall be coordinated with the facilities team and Carrier Controls.
PB-0025	Please confirm intent for the 2nd floor - if the ceiling space is similar to the 3rd floor, there is very little space above for sanitary piping, and may require large sections of the hard ceiling to be removed.	Refer to A0700 - REFER TO NOTES
PB-0026	As there are no fire protection drawings, please confirm intent with standpipe - are they existing to remain?	YES - EXISTING TO REMAIN
PB-0027	Please confirm the connections to plumbing risers are to be completed within the ceiling space and we are not required to access the shafts around the perimeter of the floor.	Refer to mechanical drawing M5 (Level 03 Plumbing New Work) for location of domestic, sanitary and vent risers - these connections aren't in shafts around the perimeter of the building. It's the Heating/cooling risers that are located in the shafts around the permimeter of the building. New heating/cooling connections to risers can be completed in ceiling where piping is accessible.
PB-0028	Please confirm if there are any abatement work which has been completed to date.	DOCUMENT PROVIDED
PB-0029	Please confirm which CCDC2 contract is to be used as amended by supplementary conditions as both CCDC2 2008 and CCDC2 2020 are noted in the documents.	CCDC2 2020
PB-0030	Please advise if there are any costs associated with Waypoint parking passes.	NONE

PB-0031	Provide specification and size for integral blinds at door panel type ‘V’ (drawing A1005).	REFER TO DRAWING A1005
PB-0032	Are there any lighting controls required? There are some 0-10V devices listed in the legend, but not if they are required?	Yes, there are local controls (dimmers, switches, occupancy sensors), as shown on drawing E02.
PB-0033	Provide Bid Form.	DOCUMENT PROVIDED
PB-0034	Section 00 21 13.1.8 indicates requirement for Performance Bond and Labour and Material Payment Bond. Provide information on amounts required (i.e. 50/50 or 100/100).	50/50
PB-0035	Provide Hazardous Material Report (indicated in Section 00 31 26).	DOCUMENT PROVIDED
PB-0036	Section 01 21 00.1.2.3 indicates total amount of Cash Allowances as \$250,000. Section 01 21 00.1.4.4 indicates total amount of Cash Allowances for Assignable Contracts as \$120,000. Since description of work for both types of Cash Allowance is very similar, are any of noted Cash Allowances obsolete, or both amounts have to be included.	SPECIFICATIONS HAVE BEEN REVISED.
PB-0037	Section 01 91 00.1.2 indicates that Contractor shall retain and pay for a commissioning agency. Usually, independent Commissioning Agency is retained and pay for directly by the Owner. If it is still required to be retained by General Contractor, provide detailed Commissioning specification with all requirements on extent of work.	NO SPECIFICATION; INDEPENDENT COMMISSIONING AGENCY TO BE RETAINED AND PAID FOR DIRECTLY BY OWNER.
PB-0038	What is extent of work of Section 09 77 50 (Sanitary Wall Panel System).	SPECIFICATION REMOVED
PB-0039	What is extent of work of Section 11 73 13 (Psychiatric Seclusion Room Wall Padding)	REFER TO ROOM FINISH SCHEDULE FOR LOCATIONS
PB-0040	What is extent of work of Section 09 66 23 (Terrazzo Flooring). ).	SPECIFICATION REMOVED
PB-0041	Drawing A1200 is making reference to Section 09 67 23 (Resinous Flooring). Provide specifications.	SPECIFICATION ADDED TO MATCH FINISH SCHEDULE
PB-0042	Section 08 71 00 (Door Hardware) indicates hardware sets. Assign noted sets to doors on drawing A1005	DOOR SCHEDULE HAS BEEN REVISED
PB-0043	Provide information on floor to floor height (3 <sup>rd</sup> floor).	APPROX. 10'-10" ± - VIF. RE EXISTING DRAWINGS BY OWNER
PB-0044	Drawing A0101 indicates Equipment Schedule. Provide matrix of responsibility (and specifications if Contractor supplied) for each item listed.	EQUIPMENT SCHEDULE HAS BEEN REVISED
PB-0045	Drawing A0101 indicates Accessory Group List. Clarify further meaning and extent of noted groups and accessory numbers.	GROUP LIST CORRESPONDS WITH KEY TO MATERIALS LISTED ON A0600 SERIES AND TOILET ACCESSORIES IN SPECIFICATIONS
PB-0046	Doors 3206, 3208 indicated on floor plan (A0101) are not indicated in Door Schedule (A1005).	DOOR SCHEDULE HAS BEEN REVISED
PB-0047	Provide specification for glazing material note on drawing A1006 (‘G1’ and ‘G2’); not specified in Section 08 80 00 (Glazing).	DRAWINGS AND SPECIFICATIONS HAVE BEEN UPDATED
PB-0048	Drawing A1301 indicates ‘WP-3’ as chair rail (CH-1). Drawing A1200 indicates ‘WP-3’ as ‘Altro’ wall protection	WALL PROTECTION ASSEMBLIES TO BE REVISED TO WPA FOR CLARIFICATION. SEE REVISED SHEET 1301
PB-0049	Due to new information received through Addendum #4 and in order to obtain proper pricing, please provide extension of closing date for at least one (1) week.	ADDENDUM NO. 4 RELEASED ON 03.01.2024 EXTEND BID DATE TO 03.18.2024.
PB-0050	Section 08 34 54 issued with Addendum #4 indicates doors as wood doors (items 2.01.B. and 2.02). Door Schedule (drawing A1005) doors (which are indicated in Comments column as Anti Barricade) are shown as hollow metal.	HOLLOW METAL PER OWNER
PB-0051	Confirm that Unit Price listed in Appendix C of Bid Form is for deletion from contract (as per Section 09 05 61.1.2.1).	TO BE DELETED FROM BID FORM
PB-052	Section 01 21 00.1.2 indicates Cash Allowance for supply and installation of products as \$250,000. Section 01 21 00.1.4 indicates Cash Allowances for assignable contracts in same amount (\$250,000). Clarify that amounts listed in Section 01 21 00.1.4 are just breakdown prices of amount listed in Section 01 21 00.1.2	JUST BREAK DOWN
PB-053	Section 08 80 00.2.6 (issued with Addendum #4) indicates glazing films. What is extent since note for glazing film was removed from drawing A0101 issued with Addendum #4.	OPAQUE GLAZING FILMS AT EXTERIOR NOT REQUIRED.
PB-054	Drawing A1006 (issued with Addendum #4) indicates on elevation hollow metal glazing types as ‘IG4’. Actual window schedule indicates glass as ‘IG3’	REFER TO SPECIFICATIONS FOR IG-3 - FIRE RATED GLAZING.
PB-055	What is specification / manufacturer of transfer window (noted as ‘HM-7’ on drawing A1006).	CRL S1EW3636A Satin Anodized Bullet Resistant 36" Wide Exterior Window with Speak-Thru and Shelf with Deal Tray
PB-056	Provide specification for integral blinds (drawing A1005, door panel type V).	KINGSWAY DOOR SYSTEM TO CARRY THIS INTEGRATED WITH DOOR PANEL
PB-057	Even though removal of asbestos abatement is covered by Cash Allowance, identify areas on drawings which contain asbestos (as indicated in Report issued with Addendum #4).	REFER TO REPORT, DRAWING WILL NOT BE PROVIDED.
PB-058	Is the intent to remove the existing lockers within the concrete block walls and infill with masonry block before finishing with drywall or to just build new drywall over existing opening?	BUILD NEW DRYWALL AND STUD BACK UP.
PB-059	In corridor C001, the finishes plan shows wall covering WCV-1/WCV-3. Please which part of the wall receives WCV-3	WCV-3 is for covering the existing tile and wall surface to create surface for wall covering installation.
PB-060	In corridor C002, the finishes plan shows wall covering WCV-2/WCV-3. Please advise which part of the wall receives WCV-2 and which part of the walls receive WCV-3?	WCV-3 is for covering the existing tile and wall surface to create surface for wall covering installation.
PB-061	On Drawing A0701, Note #3 mentions “in act areas all sprinkler heads to be centered in the tile U.N.O” – please confirm there are no fire protection requirements (both sprinklers and any revisions/additions to fire hose cabinets) for this project.	NO FIRE PROTECTION SCOPE OTHER THAN WHAT IS CURRENTLY ON UNIT. NOTE REFERS TO GENERAL CONDITION AND INSTALLATION.
PB-062	Please advise who will be responsible for permit applications.	CONTRACTOR
PB-063	Please advise if Controls requirements should be carried under the Cash Allowance item.	YES PER SPECIFICATIONS
PB-064	Please advise if work completed on the 2nd and 6th floor should be completed outside of regular working hours.	PER SPECIFICATION ALLOWANCE FOR AFTER HOURS/ DISCUSS WITH OWNER AT TIME OF AWARDED BID
PB-065	Please advise how access to the 2nd and 6th floor will be provided.	VIA ELEVATORS/ STAIRS OPTIONAL
PB-066	Please advise who the base building Nurse Call System contractor is and their contact information	Bell Services/ no nurse call currently at project facility.
PB-067	Please advise who the base building IT communications contractor is and their contact information.	Cisco wireless devices, support services from Bell, in-house Telecom Admin, in-house Network Admin.



PB-068	There are some 0-10V devices listed in the legend, but do not specify if they are required. Please advise if there are any lighting controls required.	Yes, there are local controls (dimmers, switches, occupancy sensors), as shown on drawing E02.
PB-069	I have been advised by the glazing contractor the Wausau security window product specified within the tender documents are no longer in production and we will not be able to secure this product.	SHERWOOD WINDOWS DID THE ATRIUM NEW BUILDING ON CAMPUS. PEERLESS WINDOWS ARE ALSO OTHER MANUFACTUER.
PB-070	Please advise if the sanitary piping work on the Level 2 can be done during regular working hours/ they are after-hours work	DURING REGULAR WORKING HOURS/ PENDING LENGTH OF TIME TO DO THE WORK.
PB-071	The fixture tag is missing for a lavatory or hand hygiene sink on drawing M5. Please confirm the fixture tag.	FIXTURE TAGS ARE SHOWN ON M5.
PB-072	Detail #5 on page A0801 says that we have to use pick proof sealant at the resilient sheet flash cove I believe this is indicated in the room finish schedule as RFS-1. I can see pick proof sealant being applied in the patient rooms and areas. But not in rooms like the photocopy, charting and medication room as indicated in the room finish schedule.	REFER TO G0102 - RISK DIAGRAM; USE IN HIGH AND MEDIUM RISK AREAS. STAFF AREAS DO NOT RECEIVE PICK PROOF CAULK.