

Procurement Services Department

T:(905) 953-5335

395 Mulock Drive, P.O. Box 328 STN Main

F:(905) 953-5137

Newmarket, ON L3Y 4X7

<http://bids.newmarket.ca>

TO: ALL POTENTIAL BIDDERS

Bid Opportunity: RFP-2024-086 - Invitation to Prequalified Contractors for Construction Services for the Proposed Mulock House Adaptive Re-Use

REVISED: Closing Date: Thursday, October 17, 2024 4:00 PM

ADDENDUM #6, Issued on: September 26, 2024

The additions, deletions, clarifications and/or revisions as hereinafter specified, shall become part of the Bid document and shall be considered to have been included in the Bid:

Failure to acknowledge receipt of Addendum/Addenda in the Bidding System shall result in a Non-Compliant Submissions.

This Addendum contains fourteen (14) pages and three (3) attachments.

Attachments:

The following documents have been **added** to the **Addenda section** in the Bidding System. Refer to the Revisions and Addition sections for further information:

1. 09 65 00 Resilient Flooring – Addendum 6
2. 14 21 23 MRL Traction Elevator – Addendum 6
3. Mulock House – Issue for Tender – Architectural – Addendum 6

Revisions:

Revision 1:

PART I - Invitation and Instructions to Respondents

1.4 RFP Timetable

Revisions in **red**:

Submission Deadline	October 17, 2024, 4:00 PM local time
---------------------	---

Revision 2:

Specification 09 65 00 Resilient Flooring – Addendum 6

Remove specification in its entirety, and replace with:

Specification 09 65 00 Resilient Flooring – Addendum 6

Revisions are indicated in **bold and italic** text.

Revision 3:

Specification 14 21 23 MRL Traction Elevator

Remove specification in its entirety, and replace with:

Specification 14 21 23 MRL Traction Elevator – Addendum 6

Revisions are indicated in **bold and italic** text.

Revision 4:

Previously issued Architectural drawings listed below

A0.2, A2.3, A2.4, A5.2c, A6.1, A6.2, A6.3, A7.4, A7.7, A8.1, A8.5, A9.1, A9.2, A9.3

Remove in their entirety, and replace with drawings in attached document:

Mulock House – Issue for Tender – Architectural – Addendum 6

Revisions are indicated with a revision **cloud tagged with the revision number**.

Questions:

Question 13:

Can Wireworks be added as an acceptable manufacturer for communications?
order for us to get pricing from the wholesalers & manufacturers.

Answer 13:

Substitutions will not be considered during the RFP bid stage. Refer section 4.2.9 of the RFP document.

Question14:

Please provide the specifications for SHV-Sheet Vinyl Flooring?

Answer 14:

Sheet Vinyl Flooring (SHV) has been added to the products listed in Specification 09 65 00 Resilient Flooring - Addendum 6.

Question15:

Louver specification is missing, please provide.

Answer 15:

The specification for louvres was already provided under 08 91 19 Aluminum Louvres as part of the original documents issued for this tender.

Question 20:

Below are questions from our window manufacturer:

1. On Drawing A8.1, West elevation, Window W30 do not indicate the WINDOW CONSERVATION LEGEND number. What is required for that window?
2. On Windows W49, are there any other restoration services required or just the new aluminum louver on the center unit?
3. On the window schedule, there are some missed unit labels - North Elevation windows around W02. Can we assume they are W01, W22, W23?
4. Can this be proposed as an alternative pricing option for replacing the existing sashes with Double Pane Glass, while replicating all the original details? The benefits of this solution are as follows:
 - a. It will eliminate the need for IGU storm windows.
 - b. The heritage exterior of the windows will remain 100% original.
 - c. This work will be carried out in conjunction with the restoration of the existing windows.
5. If the question above is No, instead of a storm window, can we price an Interior double pane glass, Casement Inswing window? The advantages of this solution are below, but the restoration of the existing windows will still needed.
 - a. The existing heritage exterior of the windows will be 100% original.
 - b. Operable IG Storm window will require a minimum frame to have it structural enough to be operable.
 - c. It is advisable to establish exterior air circulation through the storm windows to prevent mould and condensation. The energy efficiency will depend on the seal of the heritage windows. The new insulated glass (IG) on the interior will be completely sealed, while the existing windows can allow for air ventilation through a minimal, barely noticeable gap at the top and bottom sashes.

d. The interior blinds can be only one, not attached to the existing windows, preserving their originality.

e. In public buildings like that, is preferable to avoid the inappropriate operation of the heritage windows, the interior Casement windows can receive lockers to prevent this.

Answer 20:

1. The window conservation tag for W30 has been updated in drawing A8.1 – R9, Issued for Tender – Architectural - Addendum 6
2. For window W49, refer A8.1 - R9, Issued for Tender – Architectural - Addendum 6 – The intake and exhaust aluminum louvers are in the side gable windows (Also refer A8.3 - R5, Issued for Tender - Architectural). The existing center window shutter will be retained in place.
3. The window numbers have been updated in the drawing A8.1 - R9, Issued for Tender – Architectural - Addendum 6
4. The bid is to be based on the drawings and specifications issued for the project. The alternate approach described in 4, 4(a), 4(b) and 4(c) is not accepted because it would not adhere to the Town of Newmarket Heritage Permit.
5. The bid is to be based on the drawings and specifications issued for the project. The alternate approach described in 5, 5(a), 5(b), 5(c), 5(d), and 5(e) is not accepted because it would not adhere to the Town of Newmarket Heritage Permit.

Question 24:

Below is request for clarification as received from painting sub-contractor:

The RFS does not show any finishes in some areas, is this correct?

(For instance, 002, 004, 009A etc)

Are all existing walls GB?

Is the floor sealer 'S.Conc' by others?

If by us, what is the product?

Hard to tell what parts of each stairs are to be painted. Do original pickets/Newel posts have to be painted?

What is the extent of exterior painting?

It's hard to tell from RCP's, but do some areas have Crown Moulding to be painted?

If so, can you ask them to carry where this is and what the finish is?

For the exterior Verandah, can you ask if there is any painting?

For instance the wood guardrails, new glass railings, wood columns, wood mouldings, underside of ceiling, etc.

Plus, Exterior Stair B is shown as S.S./Alum/Glass with Electrostatically painted Stringer. I doubt they want electrostatic painting done. Either it should be shop finished or regular site painting.

No finish to areas shown shaded, correct?

(i.e. handicap ramp/stairs shown on drawing A-9.2)

Answer 24:

- The room finish schedule, and plans have been updated in drawing A9.1, A9.2 and A9.3 - R9, Issued for Tender – Architectural - Addendum 6
- No. There are a variety of different walls including GB on plaster, GB on masonry, plaster on metal lath, plaster on wood lath and plaster on masonry. Refer A0.3 Assembly Types – - R9, Issued for Tender – Architectural - Addendum 6
- The 'S.Conc' floor sealer is to be provided under this contract. The 'S.Conc' floor sealer is to be Sika Florseal WB-18.
- Protect, conserve, clean and refinish the existing heritage stair balustrade (pickets/Newel posts etc.) as required. The stair treads are to be refinished following specification 09 03 60 Conservation Treatment for Period Flooring and 06 01 20 91 Heritage Finish Carpentry Restoration. Although the balustrade, pickets, and newel posts are generally in very good condition, touch ups and repairs are required on the finish in some areas **as shown by the photo below**. Risers of the stair are to be repainted.



- Exterior painting includes masonry and wood elements (such as window and door frames, soffits, wood trim, guards and pickets, veranda columns, veranda lattice and associated skirting, veranda beams, etc. Exterior painting does not include the green soffit and trim at the upper roof that was painted recently under the State of Good Repair project. Refer Specification 09 91 00 issued as part of the original documents issued for this tender.
- The RCP plans have been updated to indicate the rooms which have ceiling cornice. Refer drawing A6.1, A6.2 and A6.3 - R9, Issued for Tender – Architectural - Addendum 6
- For the ceiling cornice paint finish, refer the wall, trim and millwork finishes legend in A9.1, A9.2 and A9.3 - R9, Issued for Tender – Architectural - Addendum 6
- For the exterior verandah, the existing wood handrails, wood columns, wood moldings will be painted as a part of rehabilitation scope.
- For exterior exit stair B, refer drawings A5.2c - R9, Issued for Tender – Architectural - Addendum 6

- The shaded areas in A9.2 indicated the exterior concrete ramp and stair. Refer Stairs and ramp drawings R5, Issued for Tender - Architectural.

Question 25:

Please find attached a request for alternate from Atkar for the Lay-in Wood Ceilings found in specification section 09 51 26 of the Mulock House Adaptive Re-Use project (using following link).

Answer 25:

Substitutions will not be considered during the RFP bid stage. Refer section 4.2.9 of the RFP document.

Question 27:

On Drawing A8.1, West elevation, Window W30 do not indicate the WINDOW CONSERVATION LEGEND number.

What is required for that window?

Answer 27:

Refer Answer 20, Addendum 6.

Question 28:

On Windows W49, are there any other restoration services required or just the new aluminum louver on the center unit?

Answer 28:

Refer Answer 20, Addendum 6.

Question 29:

On the window schedule, there are some missed unit labels. Please advise.

Answer 29:

Refer Answer 20, Addendum 6.

Question 30:

Can this be proposed as an alternative pricing option for replacing the existing sashes with Double Pane Glass, while replicating all the original details? The benefits of this solution are as follows:

- a. It will eliminate the need for IGU storm windows.
- b. The heritage exterior of the windows will remain 100% original.

c. This work will be carried out in conjunction with the restoration of the existing windows.

Answer 30:

Refer Answer 20, Addendum 6.

Question 31:

5. If the question above is No, instead of a storm window, can we price an Interior double pane glass, Casement Inswing window? The advantages of this solution are below, but the restoration of the existing windows will still needed.

a. The existing heritage exterior of the windows will be 100% original.

b. Operable IG Storm window will require a minimum frame to have it structural enough to be operable.

c. It is advisable to establish exterior air circulation through the storm windows to prevent mould and

condensation. The energy efficiency will depend on the seal of the heritage windows. The new insulated

glass (IG) on the interior will be completely sealed, while the existing windows can allow for air

ventilation through a minimal, barely noticeable gap at the top and bottom sashes.

d. The interior blinds can be only one, not attached to the existing windows, preserving their originality.

e. In public buildings like that, is preferable to avoid the inappropriate operation of the heritage windows,

the interior Casement windows can receive lockers to prevent this.

Answer 31:

Refer Answer 20, Addendum 6.

Question 32:

Our drywall contractor has a question regarding the wall types in the drawings.

In the washrooms and kitchen on Level 1 and the washrooms on Level 2, some walls are labeled as type W5. I believe this may be incorrect and that they should be labeled as type W6 instead.

Additionally, for wall type W6 in the washrooms and kitchen, should water-resistant gypsum board be included? It wasn't specified in the assembly details, and I wanted to confirm.

Answer 32:

The wall tags and assembly types have been updated in the drawing A0.2, A2.2 and A2.3 – R9, Issued for Tender – Architectural - Addendum 6.

Question 33:

Floor Type F6A indicating it is 38x140mm composite wood deck. It shall be Max boards and Timbertech only has two (2) colour options for the max boards - Coastline and Slate Gray. Colour Boardwalk as specified for F6 is not available. This shall make the Roof Top Terrace Deck 2 different colours. Please advise.

Answer 33:

The floor type F6A is 25x140mm composite wood deck and has been updated in the drawing A0.2 – R9, Issued for Tender – Architectural - Addendum 6.

Question 35:

The spec mentions that the elevator machine room is located adjacent to the shaft on the 3rd landing, is that the space located next to the shaft in the mechanical attic? What is the measurement of the machine room?

The architectural drawings show center opening doors but the spec calls for single slide, which kind of opening are they looking for?

Is the elevator going to be on generator back up? the spec calls for both battery lowering and generator back up, there's no need for battery lowering if there's a generator.

The spec also calls for a rope gripper, most mrl's have a secondary brake built into the machine for an emergency brake. Can you confirm that we do not need a rope gripper?

Answer 35:

The design is based on the Schindler Elevator Co Ltd – 3300 MRL, Machine Room-Less Gearless Traction Elevator. A machine room is not required for the Schindler 3300 MRL Machine Room-Less Gearless Traction Elevator. For the Schindler 3300 MRL Machine Room-Less Gearless Traction Elevator, the inspection and test panel is built directly into a standard elevator door frame at the top landing (Elevator Vestibule Upper Level 201). The doors are centre opening. The building will not be equipped with generator backup power; Battery Powered Emergency Lowering Operation / evacuation is required. Refer to updated Specification Section 14 21 23 MRL Traction Elevator – Addendum 6.

Question 36

Structural Drawing S1.1 & 11/S1.2 indicating helical pile may be required. For tender purpose, could you please confirm should we include the work as base bid item or should you create a separate item for this work.

Answer 36:

Helical piles (HP1) are required on drawing S1.1 as part of the base bid. Based on the geotechnical studies performed to date (see 00 31 32 Geotechnical Data) we do not anticipate that helical piles will be needed at the underpinning as shown on drawing 11/S1.2, HOWEVER, the geotechnical engineer will be reviewing soils after the excavations are complete to confirm suitability of soils and verify the soil bearing capacity. In the event it is determined that the soils at the underpinning do not have adequate bearing capacity to install the underpinning without helical piles, the unit price per pile for helical piles provided in Table C: Schedule of Prices – Unit Prices will be used for adding helical piles to the contract.

Question 37:

I have a question regarding manual & motorized shades.

In the spec. it calls for manual shades in Dining Room Event Space 107, however on drawing A6.2, it calls for motorized shades in this space. Do they want Manual Shades or Motorized??

Same thing on A6.2 for Parlour Room Event Space 106 and Library Event Space 104 , in the spec. manual it says manual shades, on the drawings it says motorized, which one do they want?

In the spec. they're calling for manual shades in Office 216, Storage 218 and AGO Tool Storage 215, however on drawing A6.3 , they don't indicate them on the drawings like they do for the other shades. Do they want manual shades in these 3 rooms?

Below is from the Spec. Sheet, see the rooms listed in yellow. On the drawings, all these rooms except for 003, are showing as motorized and rooms 215, 216 & 218 don't even show any shades required.

Also need to confirm that for the Elevator Vestibule area, they are showing motorized shades for the upper windows on drawing A6.3 but are not showing them for the lower windows on drawing A6.2 Do they want the motorized on both the upper and lower windows or just the upper windows?

Answer 37:

- The blinds in room number 104,106,107, 216, 218,219 are surface mounted manual blinds. Refer drawing A6.2 ad A6.3 - R9, Issued for Tender – Architectural - Addendum 6
- For the motorized blinds in elevator vestibule 110, refer detail 02/A4.2 - R9, Issued for Tender – Architectural - Addendum 6

Question 39:

In regards to previous request for extend closing date of Tender to week after Thanksgiving weekend (Q/A 22 of Addendum #4), please note that we may not be able to close Tender as currently scheduled for October 11th. Reality is that suppliers and sub-trades will be taking extra time off and prices may not be available. It was indicated that Tender closing cannot be extended due to project construction schedule. We don't see effect on construction schedule if Tender closing is extended for what in reality is a couple of working days.

Answer 39:

The Town has revised the Submission Deadline. Refer to Revision 1.

Question 40:

Clarify partition types at Washrooms 112, 113, 210, 211, 212 (drawings A2.3, A2.4). Partition types are indicated as 'W5' which is concrete block partition with fibre-C panel at elevator (as per drawing A0.2).

Answer 40:

Refer Answer 32, Addendum 6.

Question 41:

Provide following clarifications in regards to Door Schedule (drawing A8.5):

- door 003 - comments column indicates to restore door and frame; door is indicated as new
- door C-0.1 - frame material is indicated as 'WD', frame type is indicated as 'F02' which is hollow metal
- door 105.3 - frame material is indicated as 'HM', frame type is indicated as 'F04' which is wood
- door C-2.1 - frame material is indicated as 'WD', frame type is indicated as 'F02' which is hollow metal
- door 204.2 - frame material is indicated as 'WD', frame type is indicated as 'XF04' which is hollow metal
- opening 'O208.2' (drawing A2.4) is not listed on Door Schedule

Answer 41:

- Door 003 is new wood door in wood frame. Refer A8.5 – R9, Issued for Tender – Architectural - Addendum 6 also refer detail 14/A4.11- R7, Issued for Tender – Architectural - Addendum 2

- Door C-0.1 and C2.1 are hollow metal F02 frame, door 105.3 is wood F04 frame, door 204.2 is hollow metal XF04 frame. These doors and their frames have been updated in the door schedule drawing A8.5 – R9, Issued for Tender – Architectural - Addendum 6
- The opening 'O208.2' has been added to the Door schedule. Refer A8.5 – R9, Issued for Tender – Architectural - Addendum 6

Question 42:

Subcontractors have indicated that having 1 week from issuance of final addenda to project close is not enough time. 2 weeks is required due to the scope of this job and the potential for large changes within addendums. The majority of subcontractors offices are also closed on the Friday before Thanksgiving. It is essential that this closing be extended (just the closing, not question or addendum period) to allow for two full weeks of pricing post addendum and to ensure that offices are open on the day of closing. We understand that there is a project schedule to maintain however giving proper timelines for pricing will allow for much more competitive pricing to be submitted and the evaluation and ranking of respondents and execution of agreement portions of the RFP can still happen in October/November without issue as indicated on the instructions to respondents if the closing is extended to October 18th to provide a proper two week closing after final addendums.

Answer 42:

The Town has revised the Submission Deadline. Refer to Revision 1.

Question 50:

Referencing Abatement, please confirm what hazardous material abatement to the exiting building has been previously completed.

Answer 50:

Refer Specification 00 31 25 for the DSS report provided in the bid documents as appendix. Minimal remediation of designation substance has been completed since the preparation of these reports. Bat guano was remediated from the attic during the Roof State of Good Repair project. A few select pipes were remediated in the basement mechanical room. Some minimal number of floor tiles were remediated in the basement bar to allow investigations at test pits.

Question 51:

Questioning received from Window subtrade- On Drawing A8.1, West elevation, Window W30 do not indicate the WINDOW CONSERVATION LEGEND number. What is required for that window?

Answer 51:

Refer Answer 20, Addendum 6.

Question 52:

Questioning received from Window subtrade- On Windows W49, are there any other restoration services required or just the new aluminum louver on the center unit?

Answer 52:

Refer Answer 20, Addendum 6.

Question 53:

Questioning received from Window subtrade- On the window schedule, there are some missed unit labels. Can we assume the red tags below?

Answer 53:

Refer Answer 20, Addendum 6.

Question 54:

Questioning received from Window subtrade- Can this be proposed as an alternative pricing option for replacing the existing sashes with Double Pane Glass, while replicating all the original details? The benefits of this solution are as follows:

- a. It will eliminate the need for IGU storm windows.
- b. The heritage exterior of the windows will remain 100% original.
- c. This work will be carried out in conjunction with the restoration of the existing windows.

Answer 54:

Refer Answer 20, Addendum 6.

Question 55:

Questioning received from Window subtrade- If the question above is No, instead of a storm window, can we price an Interior double pane glass, Casement Inswing window? The advantages of this solution are below, but the restoration of the existing windows will still be needed.

- a. The existing heritage exterior of the windows will be 100% original.
- b. Operable IG Storm window will require a minimum frame to have it structural enough to be operable.
- c. It is advisable to establish exterior air circulation through the storm windows to prevent mould and condensation. The energy efficiency will depend on the seal

of the heritage windows. The new insulated glass (IG) on the interior will be completely sealed, while the existing windows can allow for air ventilation through a minimal, barely noticeable gap at the top and bottom sashes.

d. The interior blinds can be only one, not attached to the existing windows, preserving their originality.

e. In public buildings like that, is preferable to avoid the inappropriate operation of the heritage windows, the interior Casement windows can receive lockers to prevent this.

Answer 55:

Refer Answer 20, Addendum 6.

End of Addendum