



**Bid Opportunity**  
ONLINE

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**TO: ALL POTENTIAL BIDDERS**

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

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

**ADDENDUM #7, Issued on: September 27,2024**

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 four (4) pages.**

**Additional Site Visit Questions:**

**Additional site visit question 1:**

Is the wallpaper to be removed from the interior walls?

**Response:**

Yes, all wallpaper is to be removed from the interior walls.

**Additional site visit question 2:**

Where wood needs to be removed, is it to be replaced with the same type of wood?

**Response:** Yes, any wood removed need to be replaced with the same type.

**Additional site visit question 3:**

Does the millwork need to be removed?

**Response:**

The millwork will only be removed in selected locations. The trim is to be salvaged and reinstalled where possible. Items, such as the mantle in the Music Room / Café will remain in place.

**Additional site visit question 4:**

Are the storm windows to be caulked in place?

**Response:**

No, the storm windows are to be operable for cleaning purposes.

**Additional site visit question 5:**

How is the Contractor to quantify any plaster repairs for wiring? It is very difficult to tell what is behind the plaster walls as the wall conditions vary. Could there be a cash allowance for this?

**Response:**

It is expected that heritage selective demolition work will be conducted with care to maintain heritage elements. Please note that many existing walls are being furred out and thereby the existing wall surfaces will be concealed. Plaster repairs are to be included in the base bid.

**Additional site visit question 6:**

There are some interior walls in the basement area that are painted. Is the Contractor to remove the paint in those areas?

**Response:**

The paint will not need to be removed in the basement interior walls.

**Additional site visit question 7:**

Can the temporary propane-fired air handling unit and tank be left in place to maintain temporary heat?

**Response:**

As required by drawing D2.2 issued for Addendum 4, (General Demolition Notes 11 and 12), the Contractor shall remove the existing propane air handling units

and deliver to the Town for storage. The propane tank will be returned to the rental company by the Town of Newmarket. Contractor shall provide access to the Town or its supplier.

**Additional site visit question 8:**

How is flooring and woodwork to be matched at new wall openings?

**Response:**

Where existing heritage wood flooring is being repaired and refinished on both sides of a new wall opening, and the flooring is running in perpendicular directions in each room (for example between the Dining Room and the Parlour: 1) adhere to specification 09 03 60 Conservation Treatment for Period Flooring and 06 01 20 91 Heritage Finish Carpentry Restoration, 2) match existing flooring, trim, and woodwork species, profile, and finish, 3) extend new flooring, to match existing, from the room where the wood flooring is running parallel to the wall (the Dining Room), into the new opening and provide a flush finished edge where it meets the flooring at the adjacent room, 4) where unsatisfactory results would occur resulting in a less than full width strip of flooring where the two floors meet, provide new flush wood floor sill not less than 150mm wide matching the species and finish of the floor.

Where existing heritage wood flooring is being repaired and refinished, and the flooring is running perpendicular to the wall on both sides of the new opening, 1) adhere to specification 09 03 60 Conservation Treatment for Period Flooring and 06 01 20 91 Heritage Finish Carpentry Restoration, 2) match existing flooring, trim, and woodwork species, profile, and finish, 3) tooth in new wood flooring (as required by 09 03 60 Conservation Treatment for Period Flooring), 4) where unsatisfactory results would occur (for example where tothing in wood flooring from adjacent rooms is not possible because the flooring joints do not align), provide new flush wood floor sill not less than 150mm wide matching the species and finish of the floor.

Where existing heritage wood flooring is being repaired and refinished on one side of a new or altered opening and new flooring is being installed on the other side of the opening, a stainless steel or extruded aluminum transition threshold (following new flooring specifications) is to be provided at the centre line of the door where there is a door, or where there is no door, at the midpoint of the wall.

**Additional site visit question 9:**

Is all wallpaper to be removed?

**Response:**

Contractor shall remove all existing wallpaper.

**Additional site visit question 10:**

At cafe area in Music Room Event Space Room 105, describe treatment of south walls.

**Response:**

The mantel and fireplace surround is to remain, and portions will be encapsulated in new construction. The built in shelving and trim that is adjacent to the fireplace surround is to be removed and disposed. See architectural drawings and demolition drawings for further detail.

**Additional site visit question 11:**

Are all existing mechanical and electrical services to be removed?

**Response:**

The intent is that all existing mechanical and electrical services are removed and replaced with new systems. Refer to General Demolition note #6 on drawings D2.1, D2.2, D2.3.

**Additional site visit question 12:**

Can an allowance be provided for cutting and patching plaster and drywall? One participant suggested it is difficult to estimate quantities.

**Response:**

Each bidder must make their own assessment regarding required means, methods, level of effort, and cost to cut, patch and restore existing plaster and drywall. The site is available for bidder access. Numerous wall and ceiling openings have been provided to assist in investigation.

**Additional site visit question 13:**

Will proposed equipment fit through existing openings?

**Response:**

Contractor shall assess available opening sizes, equipment size, and access requirements. Contractor's price shall include making, securing, and restoring to match existing, any temporary openings necessary to position equipment. Sequence of construction and delivery of equipment is to be managed by the GC. Where needed, it is preferable to take advantage of large temporary openings in the building fabric that are necessary for the work and may facilitate the delivery and installation of equipment.

End of Addendum