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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 #9, Issued on: October 10, 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 eleven (11) 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. 00 01 10 - Table of Contents - ASME combined - Addendum 8
2. 04 05 20 91 Masonry Restoration - Addendum 9
3. 06 20 00 Finish Carpentry - Addendum 9
4. 07 11 00 Foundation Dampproofing - Addendum 9
5. 07 46 46 Fibre Cement Wall Panels - Addendum 9
6. 08 52 00 Wood Windows - Addendum 9
7. Mulock House – Issue for Tender – Architectural - Addendum 9
8. Mulock House – Issue for Tender – Electrical - Addendum 9
9. Mulock House – Mechanical – Tender Addendum 9 - Transmittal
10. Mulock House – Issue for Tender – Mechanical - Addendum 9
11. Mulock House – Issue for Tender – Structural - Addendum 9

Additions:

Addition 1:

Specification 08 52 00 Wood Windows - Addendum 9.

Addition 2:

Specification 07 46 46 Fibre Cement Wall Panels - Addendum 9.

Revisions:

Revision 1:

PART I - Invitation and Instructions to Respondents

1.4 RFP Timetable

Revisions in **red**:

Deadline for Issuing Addenda	October 11, 2024, 4:00 PM local time
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Revision 2:

Specification 00 01 10 - Table of Contents - ASME combined – Addendum 8

Remove specification in its entirety, and replace with:

Specification 00 01 10 - Table of Contents - ASME combined - Addendum 9

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

Revision 3:

Specification 04 05 20 91 Masonry Restoration

Remove specification in its entirety, and replace with:

Specification 04 05 20 91 Masonry Restoration - Addendum 9

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

Revision 4:

Specification 06 20 00 Finish Carpentry - Addendum 8

Remove specification in its entirety, and replace with:

Specification 06 20 00 Finish Carpentry - Addendum 9

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

Revision 5:

Specification 07 11 00 Foundation Dampproofing

Remove specification in its entirety, and replace with:

Specification 07 11 00 Foundation Dampproofing - Addendum 9

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

Revision 6:

Specification section 07 12 00 Modified Bituminous Sheet Waterproofing

Remove specification in its entirety.

Revision 7:

Specification section 07 16 16 Crystalline Waterproofing

Remove specification in its entirety.

Revision 8:

Previously issued Architectural drawings listed below

A0.2, A1.2, A2.1, A2.3, A3.3, A7.20, A7.21

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

Mulock House – Issue for Tender – Architectural – Addendum 9

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

Revision 9:

Previously issued Electrical drawings listed below

E-300, E-305

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

Mulock House – Issue for Tender – Electrical – Addendum 9

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

Revision 10:

Previously issued Mechanical drawings listed below

M-200, M-801, M-900

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

Mulock House – Issue for Tender – Mechanical – Addendum 9

Revisions are indicated with a **revision cloud** tagged with the **revision number** and indicated in the Mulock House – Mechanical – Tender Addendum 9 – Transmittal

Revision 11:

Previously issued Structural drawings listed below

S-1.1, S-2.1

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

Mulock House – Issue for Tender – Structural – Addendum 9

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

Questions:

Question 57:

Provide following clarifications in regards to Specifications:

- Table of Contents list following Sections which are not part of Tender Documents: 05 52 00 Metal Railings, 06 15 00 Wood Decking, 07 26 16 Under Slab Vapour Barrier, 09 29 00 Gypsum Board System
- Specification Sections related to dampproofing and waterproofing indicate different materials for various application (i.e. 07 11 00 and 07 12 00 for wall waterproofing and 07 14 20 and 07 16 16 for elevator pit waterproofing). Further clarify which materials are required for each location which requires waterproofing
- What is extent of work of Section 09 64 29 (Wood Strip Flooring). Drawings A9.1, A9.2, A9.3 do not indicate any new wood flooring
- Section 07 21 13.13.3.4 indicate to install min. 600mm perimeter foundation insulation. Drawing sections do not indicate such insulation.
- Section 12 52 20.2.1.1 indicates manual rolling shades at rooms 104, 106, 107 which are shown as motorized shades on drawing A6.2
- Provide specification for composite wood pickets as shown on drawing A7.20

Answer 57:

- For metal railing specification, refer answer 38, Addendum 8

- For specification 36 15 00 wood decking, refer specification for composite wood in specification 06 20 00 Finish Carpentry Addendum 8. specification 36 15 00 wood decking has been removed from the Table of Contents as part of Addendum 8.
- The specification 07 26 16 Under Slab Vapour Barriers - Addendum 8 has been added to the documents.
- The specification 09 29 00 Gypsum Board Systems - Addendum 8 has been added to the documents.
- Henry (Bakor) 710-11 (07 11 00 Foundation Dampproofing) is to be applied at the exterior foundation walls and footings as a multi-layer thick film waterproofing membrane with 990-06 Reinforcing Fabric as per manufacturers recommendations. This system is to be used at locations where the substrate surface is irregular such as at rubblestone foundation walls or underpinning work.
Sealtight MEL-ROL Protected Waterproofing Membrane System by W. R. Meadows (07 11 10 Waterproof Membrane Systems) can be used as an alternate to Bakor 710-11 where the substrate wall and footings are not irregular and are suitable for the application of roll-type waterproofing (for example at the addition). Sealtight MEL-ROL is to be used for horizontal waterproofing at Mechanical Attic 220 floor area. GC is responsible to confirm compatibility of products where they are in contact.

Delete Specification section 07 12 00 Modified Bituminous Sheet Waterproofing.

Exterior waterproofing systems (07 11 00 Foundation Dampproofing and 07 11 10 Waterproof Membrane Systems) are to be used in conjunction with 5035 Rolled Sheet Matrix Drainage System: by W.R. Meadows of Canada ('dimple board') and accessories including filter cloth and termination bar.

Permaquik Super 200 (07 14 20 Fluid Applied Waterproofing) is for use at the elevator shaft and inaccessible blind-side conditions such as structural concrete benching and at cold joints between benching and adjacent foundations.

Delete Specification section 07 16 16 Crystalline Waterproofing.

- For addition of any new wood flooring, refer additional site visit answer 8, Addendum 7 issued September 27th, 2024.
- The perimeter insulation along the vertical height of basement foundation is to be provided as per the drawings.
- For motorized or manual shades, answer 37, Addendum 6 issued September 26th, 2024.
- Composite wood pickets are UH17 beams by NewTechWood (2.4" x 1.7" x length) complete with EC-UH17 endcaps at top in brushed finish Special Order Colour 'Icelandic smoke white.'
Refer to updated architectural drawing A7.20, R10, Issued for Tender – Architectural - Addendum 9 and Specification 06 20 00 Finish Carpentry - Addendum 9.

Question 62:

1. Referring to the scope of work outlined in Section 06 01 20 91 – Heritage Finish Carpentry Restoration, please provide a quantity take-off for the following scope of works, as the quantities are currently unknown for pricing. Alternatively, we recommend considering a cash allowance for these items to ensure all general contractors base their bids on the same assumptions:
 - 1.1 Repair baseboards, mouldings, wainscoting, door and window casings, and trim by inserting missing pieces, realigning pieces and replacing deteriorated wood where required. For example, for enlarged door openings
 - 1.2 Provide new baseboards, mouldings, wainscoting, door and window casings, and trim to match existing exactly where required.
 - 1.3 Repair stair nosings, railings, pickets, treads, risers, stringers and details where required.
 - 1.4 Repair existing wood floors and provide new wood flooring to match existing exactly where required. Due to concealed nature of wood floors, assume 10% replacement.
 - 1.5 Provide latex caulking as required and directed on site.
 - 1.6 Provide miscellaneous repairs and new pieces as required and directed on site.

Answer 62:

Heritage Finish Carpentry Restoration will not be handled by a cash allowance. Heritage Finish Carpentry Restoration is to be included in the base bid. The intent of 06 01 20 91 Heritage Finish Carpentry Restoration is to conserve original fabric and duplicate original details as directed; when completed, new work shall be secure and blend in with the original work to a high degree in terms of material, shape, colour and texture. The number and width of enlarged door openings can be determined from the drawings. Quantities for door and window casings, baseboards etc. where walls are being furred out will depend on the contractor's approach for salvaging and reusing components as determined on site or by providing new elements to match existing. The requirement for first quality workmanship shall be strictly complied with. Specifications are not intended as a detailed description of installation methods but serve to indicate particular requirements in the completed work. Bidders are reminded of Division 1 requirements for making good existing and damaged conditions, and providing cutting, fitting, and patching, by skilled trades.

Question 63:

- 2. Referring to the scope of work outlined in Section 09 01 20 91 – Plaster Restoration, please provide a quantity take-off for the following scope of work, as the quantities are currently unknown for pricing. Alternatively, we recommend considering a cash allowance for these items to ensure all general contractors base their bids on the same assumptions:
 - 2.1 Re-attaching localized areas of visibly loose plaster to existing lathing or masonry substrate.

- 2.2 Make good, damaged plaster where wood trim is removed.
- 2.3 Repair cracked and damaged plaster where obvious and visible from site review during tender period.

Answer 63:

Plaster Restoration will not be handled by a cash allowance. Plaster restoration is to be included in the base bid. Refer also to additional site visit answer 5, Addendum 7 issued September 27th, 2024.

Question 64:

There are many new wood windows listed as heritage style wood windows, but without relevant specification. Could you please provide us a specification similar to heritage style wood doors?

Answer 64:

Specification Section 08 52 00 Wood Windows is provided as part of Addendum 9.

Question 74:

One of our helical pile contractor has a couple questions regarding this job:

- The wall along GL 3, B-E indicates piles may be required.

- How should we price and quantify this item? Assume the full length of each of the 4 wall sections is to be underpinned?
- What is the loading associated with these piles?
- The section for this shows a pile being installed directly under the existing wall. This will not be possible to do.

To expand on this, the drawings indicate 2 helical piles and there are also comments regarding the potential of extra helical piles based on ground conditions. Please indicate how you would like these piles priced in addition to the engineers questions above.

We have asked the similar question previously and waiting for advise.

Answer 74:

Yes, the full length of each of the 4 wall sections is to be underpinned.

Piles are to be adequate to resist an unfactored load of not less than 200 kN at each pile location.

Piles are shown schematically. The outer pile should be installed as close as possible to the centreline of the original foundation wall, confirming that location with the engineer prior to installation for additional direction as required.

Refer answer 36, addendum 6 issued on September 26th, 2024.

Question 75:

1. Please confirm Conservation of rubblestone foundation walls as per following is required for interior and exterior:

- Provide stabilization and rehabilitation of masonry foundation walls and piers prior to underpinning.
- Provide stitching, pinning, anchoring, masonry unit replacement, and dutchman repairs
- Cut out and repoint 100% of mortar joints.
- Mockup required

Answer 75:

Yes. Refer also to foundation repair and restoration on structural drawings.

Question 76:

2. Referencing structural drawing S1.1, 3 precast sump pits are to be installed in Geothermal Room. The dimensions provided on Mechanical Drawing M200 indicate the sump pits are sized at 1000 x 1000 x 3400 mm. Considering the constraints related to logistic and Room access, we would like to inquire if there is any flexibility regarding the size, type, or material of the sump pits. Adjustments in these aspects may be necessary to ensure the safe execution of this work.

Answer 76:

The sump pits have been re-located and resized to be below the exterior verandah. For revised location, Refer A2.1, A2.3 and A3, R11, Issued for tender Addendum 9. Refer updated structural, mechanical drawing issued for Addendum 9.

Question 80:

Our storm window manufacturer wants to ask the following question:
Detail 3, A8.2, Head of the storm windows is shown: new painted brick mold trim attached to existing frame.

Question: To ensure that the new storm window will be structurally properly installed we need to have it installed in a new frame, sealed with hinges and hardware pre-assembled at the factory, ready to be installed into the openings. Whole existing storm window to be removed and install new storm window frame. Please note the storm window manufacturer provided a detail drawing, but which can not be upload to this website, I have to convert the drawing detail to text description.

Answer 80:

Replacement of the existing wood brick mold trim with new to match the profile of the existing, but with deeper horizontal dimension is acceptable. Outward face of the replacement trim is to align with the position of the painted brick mold trim attached to existing frame that is shown in Detail 3, A8.2, if possible. If a new frame for the double-glazed storm window is required, our goal is to minimise the horizontal dimension of the new frame to maintain original appearance as much as possible.

Question 81:

Following is request for clarification as received from sub-trade related to wood windows:

1. Thermal glass in storm windows – Thermal glass installed in this manor will be subject to thermal cycling which will lead to premature failure
2. The storm spec calls for caulking but addendum 6 says small non noticeable crack for ventilation? Storm must be vented around perimeter or excess moisture accumulation will occur, gap is typically 3mm top and sides, 6mm at bottom. It is not realistically possible to seal the primary window in a manor that will prevent this
3. Dwg calls for butt hinges at storms but spec calls for traditional storm hangers in ORB. Butt hinges are inappropriate and the specified hanger is galvanized not ORB
4. Putty glazing compound is specified but can not be used with thermal glazing.
5. Linseed oil glazing putty is not compatible with P & L or BM acrylic paint as specified. FYI BM Aura Grand Entrance paint is discontinued
6. Spec calls for Compliance with A440 thermal values. This cannot be achieved with a storm window, thermal glazed or not.
7. Spec calls for test reports certifying compliance A440/CSA . Windows will not comply with spec.
8. Warrantee 10 years – cannot provide this warrantee under conditions and specification as set.
9. There are a couple of historic doors but specifics as to design, material etc.
10. A Window sub submitted some questions (Addendum 6) re thermal glass in storms but the consultants answer was proceed as per spec – no change

Answer 81:

With regard to part 2 in this question, the “non noticeable crack for ventilation” was wording provided in the bidder’s question, not the answer.

The new “storm windows” are not intended to be storm windows as in the historical sense; they will be the primary thermal/moisture control line of the building envelope at the window. The existing single glazed heritage windows will be opened in the winter as needed to prevent condensation in the interstitial space between the original windows and the new storm windows. The storm window is not to be vented around its perimeter. The new storm windows are hinged to allow cleaning but need to be provided with adequate seal and weatherstripping for the building envelope. Caulking compound specified in 08 52 69 Wood Storm Windows is not “glazing putty” it is “in accordance with Section

07 90 00, colour as selected by the Consultant.” The existing brick mould can be replaced as per Addendum 9 answer 80.

Question 85:

Another wood storm window manufacturer asks the similar questions: (Please note the manufacturer provided some drawings, but which can not be upload to this website, please contact me if you need the drawing)

Would replication of windows be considered as an alternate?

Further in regards to operating storms, please see attached. This is an example we could work from.

Please note that these cross sections don't have the modifications needed to produce what you're requesting - THIS IS FOR ILLUSTRATIVE PURPOSES ONLY.

-Storm Sash will need to be thicker.

- Casing will need to be thicker to accommodate screen sash thickness increase.

- First attachment shows how the screen would be applied to be product.

- Hardware on the second attachment (3 way ball catch / keeper / handle lift) will be needed as well.

Further design and development is required but we're hoping these cross section examples can help make a decision before moving forward with a design request.

Answer 85:

Refer to Addendum 9 answers 80 and 81. Refer also to Addendum 6 answer 20.

Question 87:

1.Question from Window Shade contractor – Sun Project is no longer a fabricator of Mecho shade system, please confirm if an Equivalent/alternate product from Sunproject/Altex can be acceptable?

Answer 87:

For Manual Rolling Shade System (MAS) the specified product in Part 2, 2.1 MATERIALS, is “Mecho/5” line by Mecho Shade. For Motorized Shade System (MOS) the specified product in Part 2, 2.1 MATERIALS, is Mecho ElectroShade motorized shading system with SolarTrac automated shading system. These products are available from CartsPlus Shading Systems, 5080 Timberlea Blvd., Unit No. 13, Mississauga, Ontario L4W 4M2.

Question 88:

2.Question from Window contractor - to ensure that the new storm window will be structurally properly installed we need to have it installed in a new frame, sealed with hinges and hardware pre-assembled at the factory, ready to be installed into the openings, can the attached detail be approved?

(see the detail under <https://tmci.egnyte.com/fl/wRvbYHXvvD>)

Answer 88:

Web site provided in link does not load. See response for Question 80.

Question 90:

4.Referencing Heritage Conservation Note 14 shown on HC3.1 regarding the stone entrance stairs removal, please clarify the followings:

4.1 Please confirm if the intent is to salvaged stone stairs and rebuild the stairs with combination of the salvaged stones and new stones where the existing is damaged or cracked

4.2 Please confirm if stone stairs are supporting by compacted granular or concrete.

4.3 Please confirm if the supporting substrate (granular or concrete) is to be completely removed and rebuild to allow for waterproofing and drainage on existing foundation wall (on Grid Line 9a). Refer to Section D for new weeping tile and drainage board shown on 2/A3.4 and confirm.

Answer 90:

4.1 Yes.

4.2 It is believed that the existing stairs are supported by concrete. An excavation test pit was provided at the foot of the stairs that confirmed a continuous concrete foundation at the southern-most (lowest) stair tread.

4.3 The existing supporting substrate concrete is to be retained and rehabilitated as needed to support the re-set salvaged stone or new stone. Weeping tile, waterproofing and drainage board is to be installed south of the stairs at the existing concrete as per 2/A3.4, or, if the supporting structure is comprised of intermediate and side foundation walls, as shown diagrammatically on shown on A2.2, weeping tile, waterproofing and drainage board is to be installed at these intermediate and side foundation walls and at the wall on grid line 9a.

Question 91:

5.There is discrepancy between drawing A2.1 and detail 1/A3.4 in terms of the weeping tile /drainage board elevation located on existing foundation wall between gridline A- B. Drawing A2.1 is calling for Low Level Weeping tile/ drainage board(at 269.345) however 1/A3.4 is shown at Basement Level . Please confirm.

Answer 91:

Refer updated drawing A2.1, R11, Issued for tender Addendum 9.

Question 95:

Following is request for clarification as received from roofing sub-contractor:
In roof assembly drawing A.02, roof R1 shows 50mm POLYISO insulation, but specification section 07 52 00 - 2.11 shows R35 (150mm). Please clarify which one we need to carry out.

Answer 95:

The intent of specification section 07 52 00 - 2.11 is to provide a minimum overall R-value for assemblies. Assembly R1 includes closed cell sprayfoam applied between the joists, which will contribute to the overall R-value of the assembly. Assembly R1 includes 50mm of continuous polyisocyanurate insulation.

Question 96:

1.Sprinkler System – What type of pre-action is required for this? Single or double interlocking? Could you let us know what the specs for the pre-action system are?

Answer 96:

This will be a double locking pre-action system.

Question 97:

2.Sprinkler System – Has there been a flow test performed in order to find the allowances for hydraulics? (Volume and pressure)

Answer 97:

This is the responsibility of the sprinkler contractor. We did not perform hydraulic calculation as part of our scope of work.

Question 98:

3.Sprinkler System – On levels 1 and 2 it looks like there is both a wet system and a pre-action system. Can you please confirm? Could we not have a pre-action system only, per floor?

Answer 98:

This is correct. The pre-action system was per request of the client for the gallery and event spaces which may display artwork.

Question 99:

4.Sprinkler System – It notes that sidewall-type pendants shall be extended coverage type. (note 15) M-502 Can you please clarify if both sidewall sprinklers and pendent sprinklers are to be extended coverage or sidewall sprinklers only?

Answer 99:

The side walls are coverage for the exterior verandah and thus require the extended coverage type. The pendants are spread out according to regular coverage requirements.

Question 100:

5.Question from Roofer - In roof assembly drawing A.02, roof R1 shows 50mm POLYISO insulation, but specification section 07 52 00 - 2.11 shows R35 (150mm). Please clarify which one to proceed with.

Answer 100:

Refer answer 95, addendum 9

Question 101:

Detail 3, A8.2, Head of the storm windows is shown as below:

Question:

To ensure that the new storm window will be structurally properly installed we need to have it installed in a new frame, sealed with hinges and hardware pre-assembled at the factory, ready to be installed into the openings, can the detail below be approved?

Answer 101:

Refer to Addendum 9 answers 80 and 81. Refer also to Addendum 6 answer 20.

Question 102:

1.The size of the main incoming water piping for sprinkler system? Or will tanks be required?

2. Will each pre-action system require its own cabinet?

3.Electrician to cover all fire alarm and wiring of sprinkler devices?

Answer 102:

1. Captured in drawings. 100Ømm incoming line.

2. Pre-action system will be in cabinets due to limited space. Valves and accessories will be installed in the basement sprinkler room.

3. The electrical scope of work should be reflected in electrical drawings. The wiring of any sprinkler devices (ie. FV, SV, PS, etc) which is to be connected to the fire Alarm system is to be completed by the electrical contractor. Refer to fire alarm schedule.

Question 103:

Please advise where Water Cooled condensing units are located. In mechanical room or Attic?

Answer 103:

Condensing units are located in the basement geothermal room as shown in floor plan and 3D image. There are no condensing units in the attic.

Question 104:

Please confirm reinforcement at new slab on grade at lower basement. Is it 100 mm thk unreinforced concrete? There is no indication on Structural drawing regarding the reinforcement requirement (Rebar or WWM) for SOG however, Architectural drawing A0.2 (Assembly Types) calls for reinforced CIP concrete.

Please clarify.

Answer 104:

New basement slabs are 100 thick, 25 MPa, unreinforced, placed on 150 compacted granular, unless specifically noted otherwise. Refer updated drawing A0.2, R11, Issued for Tender Addendum 9.

Question 106:

Please Provide specification for Fiber-C Panel required at Exterior wall types EW4, EW5, EW6 & EW7.

Answer 106:

Specification 07 46 46 Fibre Cement Wall Panels has been provided in Addendum 9. Refer also to 06 20 00 Finish Carpentry - Addendum 9.

End of Addendum