



**York Regional Police**  
47 Don Hillock Dr.  
Aurora, ON L4G 0S7  
TF: 1-866-876-5423

**Addendum # 1**  
**Bid Opportunity: T-24-33 - General Contractor for the**  
**Construction of a Helicopter Hangar and Related Interior and**  
**Exterior Spaces in the Town of East Gwillimbury, Ontario**  
**Closing Date: Tuesday, October 1, 2024 2:00 PM**

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All Bidders are advised by this addendum to incorporate the following changes/or clarifications to the above noted Document.

**1. Intent:**

- a. This Addendum is issued during Bidding and shall form part of Bidding and Contract Documents for above Project.
- b. Except as otherwise specified herein, or as shown on accompanying Drawings and Sketches, work required by this Addendum shall be in accordance with specifications dated September 9, 2024, and Drawings accompanying same and previously issued Addendum (if any).

**2. Drawing Revisions:**

**1.1 ARCHITECTURAL**

**.1 Drawing No. A-110 is modified as follows:**

- .1 Screen type added.
- .2 Dimensions adjusted.
- .3 Wall types identified.
- .4 Interior partition types changed.
- .5 Sidelight added to vestibule door.

**.2 Drawing No. A-115 is modified as follows:**

- .1 Roller blinds (RBL-1) added.

**.3 Drawing No. A-110 is modified as follows:**

- .1 Key pads added.

**.4 Drawing No. A-310 is modified as follows:**

- .1 Hoist beam location adjusted.

**.5 Drawing No. A-401 is modified as follows:**

.1 Wall type tags added.

**.6 Drawing No. A-402 is modified as follows:**

.1 Mezzanine detail added.

**.7 Drawing No. A-403 is modified as follows:**

.1 Pre-engineered support for bi-fold door added.

.2 Bi-fold door floor seal added.

.3 Slab thickening added.

**.8 Drawing No. A-500 is modified as follows:**

.1 Details 4, 11, 14, 15, 16/A-500 revised.

**1.2 STRUCTURAL**

**.1 Drawing No. S010 is modified as follows:**

.1 Detail CF5 revised.

**.2 Drawing No. S011 is modified as follows:**

.1 Detail LT8 revised.

**.3 Drawing No. S012 added**

**.4 Drawing No. S098 added**

**.5 Drawing No. S099 added**

**.6 Drawing No. S100**

.1 Foundations adjusted.

**.7 Drawing No. S200 added**

**.8 Drawing No. S400 added**

**1.3 ELECTRICAL**

**.1 Drawing No. E-100 is modified as follows:**

.1 Aviation lighting added to site plan.

.2 Addition of windsock and weather station.

**.2 Drawing No. E-200 is modified as follows:**

.1 Drawings view revised to separate Hangar ceiling and ground floor rooms.

.2 Additional circuiting.

**.3 Drawing No. E-300 & E-301 are modified as follows:**

.1 Additional circuiting and notes:

**Question 1:**

I have noticed that this is a single stage closing which requires us to provide lump sum tender price, plus separate prices, and unit prices.

We respectfully ask that if you require all the additional information above, you revise this to a two-stage process, with the second closing 24 hours later. In the first stage we will provide you a lump sum bid for the work, and in the second stage we will provide you the separate, itemized, unit prices.

The reason for the above request as follows:

We often receive our lowest bids within minutes of closing thus we don't know who the low sub-contractors will be until this point. It is virtually impossible for us to fill out the information you are requesting at time of tender. In our experience, the owner will receive the lowest price and best value on their tender call if they provide us a 2-part closing.

It is almost guaranteed that if you do not consider the above request, you will receive fewer bids, and those who do bid will not be able to provide you their best possible price as they are focused on completing the supplemental information, rather than closing with the lowest numbers.

I will not confirm if we are bidding prior to receiving a response on the above.

***Answer 1: A response to this question will be provided in a subsequent addendum.***

**Question 2:**

2. Is FM Global Certification required for envelope systems?

***Answer 2: FM Global Certification required for Specification Sections 01 60 00, 07 52 16, and 07 54 23.***

**Question 3:**

3. R2 is noted to be complete with INS-6 and AVB-3, this differs from standard tested stand off roof assembly attached which will offer cost savings to the specified system that is complete with sealed liner to complete the air-vapour barrier with cavity insulation. Please confirm how we are to proceed. (A-005)

***Answer 3: R2 roof assembly to be as per drawings. Alternative assembly will be added to Bid form in subsequent Addenda.***

**Question 4:**

4. Provide the required design loading of the noted hoist beam that is placed along GL 4 from B to centre of hangar. (A-310)

***Answer 4: Hoist beam is required to support 5000lbs.***

**Question 5:**

5. Please confirm the mezzanine within the hangar is independent of the Pre-eng framing and no additional framing members are required. (A-110)

***Answer 5: Mezzanine is independent of pre-eng framing. Refer updated structural drawing issued as part of Addendum 1.***

**Question 6:**

6. Please confirm standard flow roof drains are specified for the office area (22 13 00)

***Answer 6: Standard flow roof drains are to be used for low roof area.***

**Question 7:**

7. Where can I find the RBL-1 and RBL-2 so I can see the roller shade scope?

***Answer 7: Only RBL-1 is used. Refer to updated floor plan Addendum 1.***

**Question 8:**

8. Is drapery or curtains required as per the curtain track symbol and if so, where can I find the symbol on the drawings so I can see the scope?

**Answer 8: GC to provide shower curtain rods only. Shower curtains to be provided by Owner.**

**Question 9:**

1. Please confirm the Bi-fold door weight. (A-800)

**Answer 9: Refer to 08 34 16 for acceptable products and manufacturers. Coordinate with Hangar Door manufacturer for door weight.**

**Question 10:**

1. Please confirm the unit weight of ASHP-1 (M-902)

**Answer 10: ASHP-1 weighs 3,000 lbs (1,361 kg)**

**Question 11:**

1. Please confirm top of foundation piers to confirm column baseplate elevations (S-100)

**Answer 11: Top of pier elevations are indicated on structural drawings (refer drawing S400 issued as part of Addendum 1).**

**Question 12:**

1. Is Falk Panels HFW40 panel considered an acceptable alternate? Refer to attached data sheet. (07 42 46) Cut sheets available via email

**Answer 12: We are unable to evaluate Falk Panels at this time. Limit panel selection to specified manufacturers.**

**Question 13:**

1. As the building is mechanically conditioned; purlins and wall girts are typically manufactured with primed finish. Please confirm primed purlins and girts in lieu of galvanized girts are acceptable, this will provide cost savings and reduce manufacture lead times. (13 34 24 2.10)

**Answer 13: A response to this question will be provided in a subsequent addendum.**

**Question 14:**

Please advise contact information of pre-eng builder(s) the architect mentioned in the mandatory meeting

**Answer 14: Below is the contact information for the engineering firm. York Regional Police is not mandating bidders to engage this firm for the engineering work; it is entirely optional and at the discretion of each bidder whether to utilize their services:**

**INTEGRATED STRUCTURES INC**

Mobile: 416.571.9588

Office: 647.932.9588

Fax: 905.264.7508

[mario@integratedstructuresinc.com](mailto:mario@integratedstructuresinc.com)

[www.integratedstructuresinc.com](http://www.integratedstructuresinc.com)

**Question 15:**

The timeline of 165 days to substantial is very tight considered the design of the pre-eng building is not complete and permit approval is based on the design submission. There is also a liquidated damage clause if substantial completion is not achieved. It is not fair to the general contractors to assume the risk, in particular the design and permitting components

are beyond their control. Please consider a more realistic timeline and remove the liquidated damage clause.

***Answer 15: A response to this question will be provided in a subsequent addendum.***

**Question 16:**

Please confirm if the bi-fold door steel support requirements have been communicated to the pre-eng contractor engaged in the preparation of tender documents.

***Answer 16: Pre-Eng contractor was aware of requirement to provide all above grade structural members including support for bifold hangar door. Final structural design to be designed and engineered and stamped as part of pre-engineered shop drawings.***

**Question 17:**

please confirm if YRP's insurance provider is Factory Mutual. This insurance provider has very different requirements for roofs and pre-eng structures and the pre-eng builders have to design the structures to meet their requirements.

***Answer 17: A response to this question will be provided in a subsequent addendum.***

**Question 18:**

Please provide the codes/loads for the pre-engineered building design

***Answer 18: A response to this question will be provided in a subsequent addendum.***

**Question 19:**

Please confirm the material for granular subbase gravel? Section 32 11 16.01 (Granular Sub-Base), gives us the option of carrying Granular B Type I or 50mm crusher run limestone. The geo-report and the paving details on drawing C-201 (Site Grading Plan) both specify Granular B Type II or 50mm crusher run limestone.

***Answer 19: A response to this question will be provided in a subsequent addendum.***

**Question 20:**

The geo-report recommends the top layer of asphalt paving should be delayed for approximately one year after asphalt binder course installation. Please confirm if we are pricing the asphalt installation all in 1 mobilization or shall we price the top course asphalt installation in a separate mobilization as recommended by the geotechnical report?

***Answer 20: A response to this question will be provided in a subsequent addendum.***

**Question 21:**

Please provide slope requirement of the hangar roof

***Answer 21: A response to this question will be provided in a subsequent addendum.***

**Question 22:**

Specifications outline conflicting steel finish information. Please confirm that 30day primer with SSPC-SP2 or SP3 Blast Clean is acceptable in lieu of SSPC-SP6 and Zinc Rich Primer.

The standard primer with SP2 or SP3 cleaning will offer significant cost and lead time savings.

***Answer 22: A response to this question will be provided in a subsequent addendum.***

**Question 23:**

Are galvanized secondary members required for hangar and office area as specified or specific to the hangar only?

***Answer 23: A response to this question will be provided in a subsequent addendum.***

**Question 24:**

Secondary steel members noted to be hot-dip galvanized, is the use of pre-galvanized coils meeting G90 standard considered acceptable?

***Answer 24: A response to this question will be provided in a subsequent addendum.***

**Question 25:**

As per Drawing Detail 1/A-300 South Elevation & 2/A-300 North Elevation, there are windows labelled as WD2, however as per drawing A-005 under Window Types it does not indicate a WD2 window but a W1 window that looks similar. Please confirm the W1 window within this schedule was incorrectly labelled and is to be window WD2.

***Answer 25: A response to this question will be provided in a subsequent addendum.***

**Question 26:**

We noticed that the helipad in particular doesn't have any chamfer cuts to accommodate thermal expansion or any waterproofing filling in those cuts. Please advise if this is a requirement for this project.

***Answer 26: A response to this question will be provided in a subsequent addendum.***

**Question 27:**

Please advise the Size, Specification, Make & Model of the ABC Fire Extinguisher Cabinets are?

***Answer 27: A response to this question will be provided in a subsequent addendum***

**Question 28:**

Please clarify all fire extinguisher sizes and models.

***Answer 28: A response to this question will be provided in a subsequent addendum***

**Question 29:**

The clean agent fire extinguisher in the IT room is what Make, Model and Size? Or is it a stand-alone bottle suppression system in there? Please clarify.

**Answer 29: A response to this question will be provided in a subsequent addendum.**

**Question 30:**

Please confirm no Rivet or BIM modeling is required for the sprinklers.

**Answer 30: A response to this question will be provided in a subsequent addendum**

**Question 31:**

Please advise if the O.I.R.C.A. mandatory requirement for the Roofing can be removed?  
Some of our subs have indicated the following:

- O.I.R.C.A. is a private corporation with no government connection or affiliation. O.I.R.C.A. membership is not a license, designation or certification, which only governmental self-regulated bodies can issue because this authority is granted by a government statute or regulation.
- O.I.R.C.A., its standards and qualifications are member-created and are not subject to government approval or accountability. There is no mechanism to ensure that O.I.R.C.A. as an association or its standards and qualifications are in line with government standards, which is the case for self-regulated associations.
- O.I.R.C.A. membership is analogous to a brand-specific technical requirement, which creates a bias and reduces competition.
- Manufacturer warranties are exactly the same as we are approved and have access to all warranties "Material, Labor and Material, Total Warranty, No Dollar Limited". Workmanship warranty is exact the same as OIRCA / CRCA.

**Answer 31: A response to this question will be provided in a subsequent addendum**

**Question 32:**

Site drawing shows generator please provide the kw of the generator and amps for ATS, Also the feeder size and conduit size from where it is being fed from.

**Answer 32: A response to this question will be provided in a subsequent addendum**

**Question 33:**

Please provide a single line diagram with all the distribution showing the feeder sizes and conduit sizes to each equipment.

**Answer 33: A response to this question will be provided in a subsequent addendum**

**Question 34:**

Please provide make and model specs for floor boxes.

**Answer 34: A response to this question will be provided in a subsequent addendum.**

**Question 35:**

please provide specs/make model of aircraft light if this work is included in this contract.

***Answer 35: A response to this question will be provided in a subsequent addendum.***

**Question 36:**

Please provide KVA for new transformer.

***Answer 36: A response to this question will be provided in a subsequent addendum***

**Question 37:**

Please provide incoming feeders for new panels. Site plan does not show incoming power to building.

***Answer 37: A response to this question will be provided in a subsequent addendum***

**Question 38:**

Panel schedule DP- 01 shows no breakers or circuits for that panel. Are we just to supply panel with no breakers? If we are to provide breakers please indicate how many for each amps.

***Answer 38: A response to this question will be provided in a subsequent addendum.***

**Question 39:**

Since a site meeting was not scheduled, are we allowed to visit the site on our own? Please advise. Thank you.

***Answer 39: No. Area is a restricted from public. The site can be viewed on google earth***

**Question 40:**

1. Site drawing shows generator please provide the kw of the generator and amps for ATS, Also the feeder size and conduit size from where it is being fed from.

***Answer 40: A response to this question will be provided in a subsequent addendum.***

**Question 41:**

2. Please provide a single line with all the distribution showing the feeder sizes and conduit sizes to each equipment.

***Answer 41: A response to this question will be provided in a subsequent addendum.***

**Question 42:**

3. Please provide make and model specs for floor boxes.

***Answer 42: A response to this question will be provided in a subsequent addendum.***

**Question 43:**

4. Please clarify who is to supply and install the aircraft light. Electrical contractor or Aviation contractor. If electrical contractor please provide specs/make model

***Answer 43: A response to this question will be provided in a subsequent addendum.***

**Question 44:**

5. Please provide KVA for new transformer.

***Answer 44: A response to this question will be provided in a subsequent addendum.***

**Question 45:**

1. Please provide incoming feeders for new panels. Site plan does not show incoming power to building.

***Answer 45: A response to this question will be provided in a subsequent addendum.***

**Question 46:**

2. Panel schedule DP- 01 shows no breakers or circuits for that panel. Are we just to supply panel with no breakers? If we are to provide breakers please indicate how many for each amps.

***Answer 46: A response to this question will be provided in a subsequent addendum.***

**Question 47:**

3. The engineer has spec'd non condensing boiler that area illegal as of Jan 1 Shall I substitute with NTI condensing boilers?

***Answer 47: A response to this question will be provided in a subsequent addendum.***

**Question 48:**

4. Are there mandatory Aviation contractors required on this tender.

***Answer 48: A response to this question will be provided in a subsequent addendum.***

This addendum shall remain attached to and form part of the Contract Document. Your co-operation in making the above noted changes is much appreciated.

Regards,



Moiz Mansoor Ali #50082  
Procurement Analyst, Purchasing Unit  
York Regional Police

Copy to: T-24-33