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Addendum # 16

Dated: December 11, 2024

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, December 17, 2024 at 2:00 p.m.

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. To maintain traceability of questions, the numbering remains consistent with the sequence assigned in previous addendum(s). For clarity and brevity, any question numbers missing from this addendum have been addressed in prior addendum(s) and are omitted.

2. Drawing Revisions:

1. ARCHITECTURAL

.1 Drawing A-110

- .1 Updated notes and mop sink shown bubbled.

.2 Drawing A-115

- .1 Gypsum board hatch added to RCP shown bubbled.

.3 Drawing A-200

- .1 Gypsum board bulkhead added.

2. CIVIL

.1 Drawing C-101

- .1 New manhole and pipe labels added.

.2 Drawing C-102

- .1 Revised Site Grading Plan.

.3 Drawing C-202

- .1 Added Section A-A to detail the swale adjacent to the new access road.

Question 367:

Excavation - could you please provide a detailed drawing for approx. 76m swale beside the new access road.

Answer 367: Please find attached revised Drawing C-202 for a cross-section detail on the drainage swale besides the new access road.

Question 368:

Fire route paving – Drawing A-002 addresses only part of fire route as heavy-duty asphalt paving. Drawings C-201 and C-202 indicate heavy-duty asphalt for the entire fire route area. Could you please advise?

Answer 368: Provide heavy-duty asphalt paving for the entire fire route area. Refer Drawing A-002 issued in Addendum 15.

Question 369:

Can you confirm that spec section 21 21 00 is required for this project? There is no detail of this system on the plan or schematic.... Only a wet system throughout. Please confirm where this is required.

Answer 369: Specification is not required and can be deleted.

Question 370:

Please advise if there is updated SWM report.

Answer 370: The SWM report has not been issued as it has not yet been approved by the AHJ.

Question 371:

As per revised Civil Drawings in Addendum #14, please provide Top and Inverts elevation for two CBMH noticed on drawing C-101 Site Servicing Plan, that are not indicated.

Answer 371: Please see the revised C-101 Site Servicing Plan for CBMH105 and CBMH106 inverts.

Question 372:

Can you please let us know how thick the granular layer under the helicopter pad is to be? The drawings do not indicate and in the geotechnical investigation report, it doesn't clearly show the thickness and only mentions about raising to proposed subgrade with granular B1. Please advise.

Answer 372: The concrete pad for the helicopter FATO and Apron is to have a 300mm basecourse of 20mm clear stone as identified in section 5.2 - Option 2 – Pads in Combination with Insulation – item 4. of the Geotechnical Report.

Question 373:

As per addendum #14 Electrical drg., 11 lighting poles are included. Can you please clarify whether we need to quote of Pole Bases and conduits for lighting? If yes, please provide conduit size and Pole base details

Answer 373: Refer to drawing E-803, Detail 4 issued in Addendum 15.

Question 374:

In regards to:

Question 356: On C-102, what is Fireline diameter, 200mm or 250mm?

Answer 356: Fireline to hangar is 200mm fed from existing 250mm line to Training Centre.

So they put 250mm V&B's on 200mm pipe? Please confirm the Fireline dia. 200mm or 250mm?

Answer 374: The V&B is 200mm. Refer to the revised DWG C-101/C-102 Servicing Plan issued as part of this Addendum.

Question 375:

In regards to:

Question 358: Site services - We noticed that the drawing C-101 doesn't include information on sizes and inverts for 2 Cat basin manholes and size of pipe located in the north of property. Could you please provide additional information?

Answer 358: There are no proposed catch basin manholes outside of the development limits of the hangar. The driveway will be drained via a swale and curb outlets. The CBMH's within the development limits (CBMH105 & CBMH106) are part of the contract. Please refer to the revised DWG C-101 Servicing Plan.

So what about those 2 CBMH's and pipes? Can you please clarify. Updated Site Servicing Drawing C-101 and Drawing C-102 do not contain some relevant details like pipes and structures Diameters /length and elevations.

Answer 375: The CBMH's within the development limits (CBMH105 & CBMH106) are part of the contract. Please refer to the revised DWG C-101 Servicing Plan.

Question 376:

We have been requesting that only a lump sum price be submitted at time of closing and the rest of the breakout and unit prices be submitted within 24 - 48 hours. This request has totally been ignored by the Owner. This is not acceptable. If the ultimate goal is to get a competitive price from qualified GCs, the Owner should proceed with a 2-part closing. This would avoid errors. Please consider a 2-part closing so that we can proceed pricing this project in good faith.

Answer 376: Base Scope of Work - Lump Sum in the Schedule of Prices has been reverted back to one lump sum price only. There will not be a 2-part closing.

Question 377:

The fireline shown in the civil drawings is a 200 mm line throughout but the V&B connecting 2 sections is 250 mm. Please advise if this is a typo.

Answer 377: The V&B is 200mm. Refer to the revised DWG C-101/C-102 Servicing Plan.

Question 378:

Q&A 358 noted that there is no new CBMH outside of the development limits of the hangar. But C101 & 102 indicated 2 CBMH. Please clarify if these are part of the contract.

Answer 378: The CBMH's within the development limits (CBMH105 & CBMH106) are part of the contract. Please refer to the revised DWG C-101 Servicing Plan.

Question 379:

Updated Site Servicing Drawing C-101 and Drawing C-102 do not contain some relevant details like pipes and structures Diameters /length and elevations. Please provide same.

Answer 379: Please refer to the revised DWG C-101 Servicing Plan.

Question 380:

Follow-up to Question 365 in Addendum 15:

1. Re: SECTIONS: 09 65 13 / 09 65 66 / 09 65 66 / 09 68 13: If pH results are higher than acceptable to manufacturer, neutralize floor (what do we carry for this if we even incur this problem?) Do not proceed with installation until moisture problems have been corrected (same issue)

Neutralizing is generally not required with mechanical preparation methods.

2. Re: Next paragraph: Moisture Barrier Application: .1 Apply moisture reduction barrier at following locations:

Any moisture barrier primer that is required in this project is as needed and is an extra \$1.50/sq ft . MRB testing is included in our estimate using Tramex meters

3. RE: Answer 365: Provide specified products where site conditions and construction results warrant. Moisture barrier not required under ceramic tile.

We can do this but is extra and \$2.50/sqft as we will also need to prep the concrete prior to MRB epoxy.

Answer 380: Refer original answer to Question 365. General Contractor is responsible to provide products and processes to ensure acceptable installation.

Question 381:

Follow-up to Question 366 in Addendum 15:

Question 366: As per Specification Section 09 66 23 Seamless Resin Flooring, please advise whether Epoxy Flooring System (SR-1) is a 2-Coat clear system, or a flake system? The specifications read as 2- Coat, however Section 2.3.9 refers to solid colour and flakes. Please advise.

Answer 366: SR-1 is slip resistant 2-part system PE-100 by PurEpoxy.

This is a 2-coat system in clear or pigmented. PurEpoxy does not include a MRB primer and no flakes. MRB primer is additional \$1.00/sqft. MRB primer we use is SIKA 1610.

Answer 381: SR-1 is slip resistant 2-part system PE-100 by PurEpoxy.

This is a 2-coat system in clear or pigmented. There are no flakes. Specifications will be updated at IFC (issue for construction).

Question 382:

As per latest Addendum #15- M-904, the specification for Trench drain is revised to 4" wide width from previous 8" wide width. Please find Northstar Industries' proposal alternate to specified product line. All items in stock. Documents available: <https://we.tl/t-xFCr3jLhs5>.

Answer 382: Link does not work – site not available. Any alternative product must meet or exceed all criteria of the specified product before being accepted at the sole determination of the Consultant.

Question 383:

As per Addendum #15, within the Geotechnical Investigation Report provided, it indicates water present above what was initially expected based on the way we read the report. Are you looking to add waterproofing membrane to the walls, underslab, etc.? As of right now there is only 'Dampproofing' on vertical walls specified which is not waterproofing. Please advise.

Answer 383: Waterproofing is not intended to be added as the reported groundwater level is 4 to 5 metres below grade.

Question 384:

In Addendum #15 there is reference made to the Schedule of Prices being updated. (4 lump sum prices, an additional separate price and 4 additional alternative unit prices etc.) However the document titled as 'Appendix C – Form of Contract - Supplementary Conditions (Revised Addendum 15)' is only some supplementary conditions, the updated schedule of pricing itself seems to be missing.

Answer 384: Appendix C – Form of Contract - Supplementary Conditions (Revised Addendum 15) added information on Alternative Prices (SC 14) and Provision Work (SC 15) only. The updates to the Schedule of Prices are on the Bidding System.

Question 385:

As per Addendum # 15, Could you please provide us the revised Alternative price table!

Answer 385: Alternative Prices tables are shown in the Schedule of Prices on the Bidding System - Alternative Prices – Separate Prices and Alternative Prices – Unit Prices.

Note: The two Alternative Prices tables were added as part of Addendum 2. Wording for SC 14 was shown in the addendum, however the Appendix C – Form of Contract - Supplementary Conditions document was not updated at the time. Addendum 15 attached a revised version of Appendix C – Form of Contract - Supplementary Conditions.

Question 386:

Please confirm scale of all the civil drawings issued with Addenda 14 & 15. The scale noted does not agree with the scale bar provided. Dwg C601, both the scale and scale bar do not agree with the dimensions noted in the architectural drawings.

Answer 386: All scales are correct as indicated on drawings except for Drawing C-601 which should indicate a drawing scale of 1:500.

Question 387:

As per Question #352 response, with regards to the new sliding gate, will the Client be responsible for installing the intercom, card reader and detection loops with their security team, and to be excluded from GCs scope?

Answer 387: Pedestal for card reader and intercom together with 25mm empty conduit back to General Office at gridline F3 as well as sliding gate motor and all electrical supply to be included in Base Bid price. Intercom, card reader and detection loops by Owner.

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,



Cam Menna
Procurement Analyst, Purchasing Unit
York Regional Police

cc. File – YRP T-24-33