



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

Addendum # 4

Dated: September 25, 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, October 8, 2024 2:00 PM

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).
- c. 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:

1.1 ARCHITECTURAL

- .1 Drawing A-800**
 - .1 Update to door schedule.
- .2 Specification Sections 00 01 20a & 00 01 20b**
 - .1 Update to door hardware groups

1.2 TRAINING CENTRE REFERENCE DRAWINGS

- .1 Training Electrical Site Plan E-001**
- .2 Training Centre Site Plan Details E-901**
- .3 Training Centre Grading Plan C-102**

- .4 Training Centre Grading Plan C-103
- .5 Training Centre Servicing Plan C-100

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: Still under review. A final response to this question will be provided in a subsequent addendum

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: Still under review. A final 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: Refer to Addendum 3, M&E summary, item 20.b. E-700 SLD provided. Genset is 600V, 200kW. Feeder size will be added to SLD in 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: Refer to Electrical drawings issued with Addendum 3, E-700 for SLD. Principal feeder sizes and conduit will be provided in a subsequent addendum.

Question 36:

Please provide KVA for new transformer.

Answer 36: Refer to Answer 32

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: Refer to Electrical drawings issued with Addendum 3, E-700 for SLD and E-901 for 600V, 208V panel schedules.

Question 41:

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

Answer 41: Refer to revised specification and schedule in Addendum 3. All the boilers shall be condensing boiler.

Question 45:

Please provide lighting control specifications.

Answer 45: Refer to Electrical drawings issued with Addendum 3, E-801 Electrical detail 3 E-900 Lighting Control Matrix. In particular, note the interaction between Helipad Lighting Controller and Lighting System described below the Lighting Control Matrix. Refer also to previously provided 26 09 23 Lighting Control Devices

Question 46:

Could you please provide the specs for types L2 and PB, lighting schedule does not provide make/model.

Answer 46: Refer to Electrical drawings issued with Addendum 3, E-900 revised light fixture schedule

Question 47:

Addendum 1 shows universal washroom but no detail was provided. please provide specs and detail for the universal washroom (electrical)

Answer 47: Refer to Electrical drawings issued with Addendum 3, E-801 -Electrical detail 3

Question 49:

Please provide lighting control specification

Answer 49: Refer to answer 45

Question 50:

Please provide electrical requirements for Universal Washroom

Answer 50: Refer to Electrical drawings issued with Addendum 3, E-801- Electrical detail 3 .

Question 56:

Site Services - where underground piping is noted to be removed, can this piping be grouted and capped and be left in place

Answer 56: A response will be provided in a subsequent addendum.

Question 57:

Specification section 08 34 16 Bi-Fold Hanger Door - 2.4.7.1 mentioned about Explosion proof use. Could you please confirm the Explosion proof Electrical is required?

Answer 57: 2.4.7.1 references Emergency Operation not explosion proof use. Article 2.4.4.4 references Explosion Resistance but is only for motor certification in hazardous locations

Question 69:

1. Is there a more formal COMMS specification outside the Electrical notations?
2. Is there a preferred Data Cable/Jack manufacturer or is this "Open Spec"?
3. Where will the Comms equipment rack or wall mount be located?
4. Is there a rack or wall mount specification?
5. Is there a requirement for WIFI?
6. Is there a requirement for HDMI in the Conference room 103.
7. Are the TVs to receive COAX or data or both?

Answer 69:

1. **Contractor is to provide an empty conduit system for data and communication wiring.**
2. **Data cables provided by owner**
3. **Data cables to terminate in IT Room 105.**
4. **All cabling and racks are by owner.**
5. **WIFI by owner**
6. **No HDMI**
7. **TV's are to have only data and power.**

Question 71:

Could you please advise on the Make and Models of plumbing fixtures? The model of plumbing fixtures will be submitted in Addendum # 5.

Answer 71: A response will be provided in a subsequent addendum.

Question 82:

One of the Building suppliers looking for 31 weeks for installation of Pre Eng Building only and we have Substantial performance is withing 32 weeks (165 working days). Could you please revised the Substantial performance accordingly?

Answer 82: Still under review. A final response to this question will be provided in a subsequent addendum.

Question 83:

Please let us know if there are any specific or pre-approved controls subcontractors for controls portion of this project?

Answer 83: A response will be provided in a subsequent addendum.

Question 84:

Mechanical Schedule shows 3 condensers (ODU-1,-2,m-3)for the VFD System, but the drawings only show 2. Please clarify

Answer 84: There are only Two Condensers. Refer revised Schedule included in Addendum 3.

Question 86:

Referencing Septic Design on Civil Drawings, please advise the Litres / day for the Septic Field and if it is subject to MECF approval requirements. If applicable this approval on the design been granted

Answer 86: A response will be provided in a subsequent addendum.

Question 88:

3. We kindly request further information regarding the door hardware, including any specific details or a schedule related to its selection and installation

Answer 88: refer Specification sections 00 01 20a and 00 01 20b and revised Door Schedule issued as part of Addendum 4

Question 95:

Is there a Line Diagram available for Electrical? None are shown on the drawings.

Answer 95: Refer to answer 33

Question 96:

Electrical Drawing E-300, refers you to E-801 for Washroom Call System. however there is no detail shown on that drawing. Please advise.

Answer 96: Refer to answer 50

Question 97:

Electrical Drawing E-300 shows Floorboxes, however no detail of what types are required is indicated. Please advise.

Answer 97: Refer Answer 34: There will be no floor boxes. All power and data will be fed to desks by wall mounted boxes. Refer revised drawings to be issued in later Addendum

Question 98:

- 1.) Section 04 22 00-Concrete Unit Masonry- Item 2.7.1-Auxillary Materials-Provide units made with integral water repellent for all unit-do we need this requirement for all blocks?
- 2.) Section 04 26 13-Masonry Veneer-Item 2.3.3-Integral Water Repellent: Provide exposed units made of integral water repellent-do we need this requirements for all Sill(MA-1),Onyx PRP-Brick(MA-2) especially this item and Adair Parliament(MA-3)?

Answer 98: Provide integral water repellent for all concrete units

Question 99:

In response to Tender Addendum #2, Answer 31 - It indicates that the OIRCA requirement is not required, however CRCA membership is mandatory. To become a CRCA member any subcontractor need to be a member of a provincial organization. It means the subs cannot be a member of CRCA before being a member of OIRCA. Please advise whether the CRCA membership mandatory requirement can be removed.

Answer 99: CRCA membership is mandatory.

Question 100:

what collateral loads are required to be included for miscellaneous loads ie – sprinklers/ceiling mounted fans etc.for pre-eng design

Answer 100: Allow for 15 lbs for wet sprinklers, electrical, mechanical and allowance for PV panels

Question 101:

Told by Site Servicing Trades there are different model numbers JF4 is not the specific model (ex JF4-1-1 or JF4-2-1, etc.)

The consultant needs to reach out to the manufacture and have the OGS properly sized.

Answer 101: A response will be provided in a subsequent addendum.

Question 102:

Are there any spec for Campbell scientific base weather station and wind direction indicator?

Answer 102: Weather station is provided by owner. Contractor to provide empty conduit and concrete base. Refer detail 12 /A-501

Question 103:

Is there any foundation detail for the wind direction indicator?

Answer 103: Refer detail 12 /A-501 1600mm deep

Question 104:

1. Asphalt types: areas do not match on A-002 and C-201

Answer 104: Include heavy duty pavement to edge of Helicopter Parking as shown on A-002

Question 105:

2. Please provide specs, make and model for all plumbing fixtures.

Answer 105: The information will be submitted on Addendum # 5.

Question 106:

3. Please advise where is the condenser ODU-3 located on the drawing, it only shows on the equipment schedule.

Answer 106: There is no ODU-3. Schedule revised in Addendum # 3

Question 107:

4. On the M-704 Gas Schematic drawing, it shows a gas line to a emergency generator, please advise where it is located on the plan drawing.

Answer 107: Refer to Electrical drawing (E-100)

Question 108:

5. Spec 23 11 23 states an earthquake activated automatic shut-off valve, but it is not shown on the drawing, should we include it?

Answer 108: A response will be provided in a subsequent addendum.

Question 109:

1. There is a spec section 22 11 19.13 Potable water copper-silver ionization system, but it is not found on drawings, please clarify.

Answer 109: There is no ionization system.

Question 110:

2. Mechanical Schedule M900 shows conflicting information on Electric Unit Heaters, according to drawings, they are electric heater, but the schedule states fluid info, please clarify.

Answer 110: These are Electric Unit heaters and schedule will be revised for next Addendum.

Question 111:

3. Please publish list of attendees (GCs) from the Optional Site visit

Answer 111: Please refer to the list of General Contractors' attendance sheet for the Optional Site Visit, included at the end of this addendum.

Question 112:

Please confirm if 'Carrier Controls' would be an acceptable alternate to the proposed controls contractor list provided

Answer 112: A response will be provided in a subsequent addendum.

Question 113:

1. Is there a specific brand of epoxy paint needed for walls of hangar? PT-E-101

Answer 113: A response will be provided in a subsequent addendum.

Question 114:

2. Will hangar exposed ceiling and vehicle bay ceiling be painted?

Answer 114 Prefinished roof liner, prefinished interior face of insulated metal panel siding and all galvanized pre-eng members are not painted.

Concrete block, window and door frames, doors, metal stair stringers and railing and all prime painted structure including metal deck in vehicle bay to be painted

Question 115:

Unit Price - are we providing unit price for each pier per 300 mm addition / deletion increment or are we providing unit price for all the piers together per 300 mm addition / deletion increment.

Answer 115: Bid Form to be revised to request unit price for both CP1 and CP2. Prices cover both addition or deletion

Question 116:

If the unit price is based on a single pier per 300 mm increment, please advise if it is CP1 or CP2 that you require.

Answer 116: Bid Form to be revised to request unit price for both CP1 and CP2

Question 117:

Could you please clarify the areas designated for both light and heavy-duty asphalt? It appears that the site plan (A-200) and the civil drawings (C-201) show differing areas. Your clarification on this matter would be appreciated.

Answer 117: Refer answer 104. Follow extent of heavy-duty pavement as shown on drawing A-200

Question 118:

2. Could you please provide the granular assembly and specifications for the slab-on-grade beneath the heliport and apron

Answer 118: Heliport FATO, apron and helicopter parking to be 175 mm reinforced concrete, on 100 rigid insulation, on 300mm of 20mm clear stone on compacted

subbase prepared in accordance with Option 2 as specified (except placement and thickness of insulation) in the Patriot Engineering Soils Report

Question 119:

1) As per Details 3A to 3D on Drawing A-200, the elevations show 4' x 8'-8 1/2" with a hexagon pattern for the Acoustic Wall Panels. Are the panels suppose to have a hexagon pattern OR are they just plain/solid rectangle panels?

Answer 119: Wall panels are just rectangular panels. The hexagon hatch is only a visual hatch to illustrate the extent of the panels.

Question 120:

2) For the Acoustic Wall Panels, the Specification calls for 1-1/2" Thick fabric wrapped panels with a 0.95 NRC, Akustus and EzoBord are PET panels not fabric wrapped. The PET products will have a max NRC of 0.80 with a D-50 mounting. Do you still want pricing for Akustus? Please advise what will be accepted.

Answer 120: A response will be provided in a subsequent addendum.

Question 121:

Please provide schedule for plumbing fixtures as there was no details provided in drawing and specification other than accepted manufacturer and connection sizes.

Answer 121: A response will be provided in a subsequent addendum.

Question 122:

1. Please clarify if All personnel working on this project must have Security clearances (including: estimators, shop drawings coordinators, CAD person, accounting people, etc), and not only staff working at the site, Principal, and PM? Re: SC. 8. Security Clearances

Answer 122: Please refer details outlined under Appendix A Section 6- Security Clearance.

Question 123:

I am writing to request clarification regarding the provision of power and water sources as outlined in SC 13 of Appendix C – Supplementary condition. What specific power and water sources will the Contractor be required to provide if YRP-supplied services are insufficient or unavailable

Answer 123: A response will be provided in a subsequent addendum.

Question 124:

Could you please provide details on the power source and clarify where the contractor is expected to bring power onto the site from

Answer 124: Refer to Addendum 3, E-700 SLD. Power will be sourced from the Training Facility. Refer reference drawing Training E-001 issued with this Addenda for preliminary routing. Ductbank design and details will be provided in a subsequent addendum.

Question 125:

Please confirm if the site access road is from the south via Garfield Wright Blvd.

Answer 125: A response will be provided in a subsequent addendum.

Question 126:

Regarding the proposed soil pile area, please advise on the required final condition post-construction, including specifications for height, compaction, and whether the remaining soil should be spread or left in place.

Answer 126: All topsoil is to be spread over landscaped area. Any excess soil is to be spread and compacted to 98% Standard Proctor Density evenly over the 'excess' site west of the new fence along the west property line

Question 127:

Could you please confirm where the Specification Section 12 35 71 Stainless Steel Casework will Apply?

Answer 127: Refer to answer 52. There is no Stainless-Steel Casework

Question 128:

Please refer to Appendix A RFT Particulars, item 5, Examination of the Site. Please note that it is unreasonable to state that the Board and the Region assume no responsibility for the correctness or completeness of any reports provided by the Board in relation to site investigations or conditions. As this is a Lump Sum project, these reports are provided by the Board/Region for the bidders to use in the preparation of the bids. If the region refuses to remove this clause/note then they should provide each bidder the opportunity to hire crews (providing an honorarium to unsuccessful bidders) to complete subsurface investigations and provide a significant increase to the tender closing date to allow this. We are requesting that this be removed, as the bidder should not be reliable for reports/investigations provided by others.

Answer 128: A response will be provided in a subsequent addendum.

Question 129:

RCP appears to show exposed ceilings in 122, 123, 124, 125, 126 and 128. Do any exposed ceilings/Mach/Elec get painted?

Answer 129: Prefinished roof liner, prefinished interior face of insulated metal panel siding and all galvanized pre-eng members are not painted in Hangar 128.

All prime painted structure in Hangar (128), and including metal roof deck in Vehicle Bay (124) and Storage 2 (123) to be painted. Exposed ceilings in balance of spaces are not painted

Question 130:

Please clarify if all the elements of the Steel Stair to the Mezzanine in room 128 are to be painted?

Answer 130: Stringers and railings to be painted. Open grating treads are not painted.

Question 131:

Re: Pre-eng building: Please confirm if Standing Seam Roof System: Hat and Chair Stand-off Purlins at 5'-0" is acceptable. How can we attach a cut sheet at Bids & Tenders for more information?

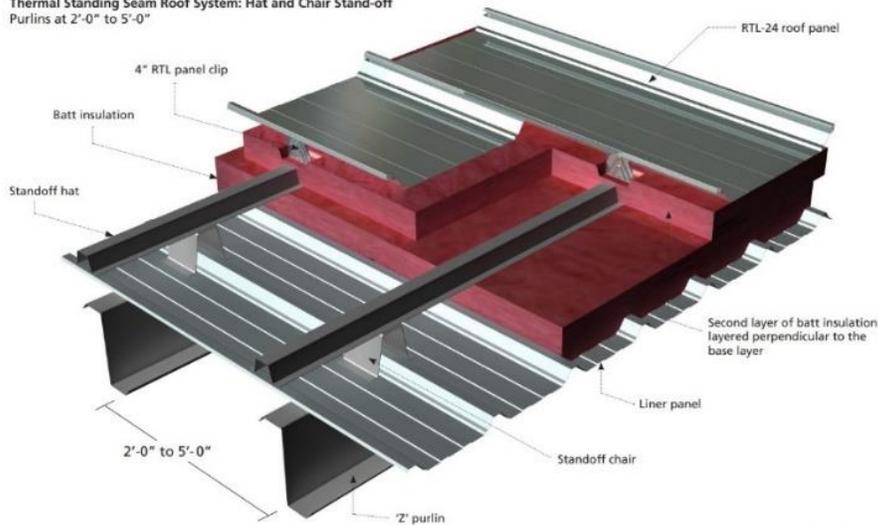
Sample info: Overall Insulation Thickness: 305mm, Chair Height: 203mm, Hat Height: 47.7mm, Effective R-Value: R-37.5, Highest Zone Meet w Ashrae 90.1-2013: 6A,6B. 3D Thermal modeling conducted by Morrison Hershfield using steel building components manufactured by Steelway Building Systems. Software validated as part of AHRAE Research Project 1365-RP.

Answer 131: Thermal Modelled Roof system by Steelway is acceptable subject to dimensions listed above and that all thermal blocks to minimize thermal loss are included to achieve thermal ratings as noted on detail below

Thermal Modelled Roof Systems
for Energy Code Requirements



Thermal Standing Seam Roof System: Hat and Chair Stand-off
Purlins at 2'-0" to 5'-0"



AN ARDENT COMPANY

This system has been modified for the NBC/ISF-10 approach.
* vapour barrier requirements are not determined by Steelway Building Systems.
** Thermal blocks are not visible on the drawing, but are required to achieve the thermal modelled ratings.

Question 132:

Could you please let us know the specification on type and hardware for the aluminum door D-E-101?

It calls for hardware group 17, however there is not much info in either the specifications or drawings. Please advise.

Answer 132: Refer to the updated door schedule and specification sections 00 01 20a and 00 01 20b.

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

cc. File – YRP T-24-33

**List of General Contractors' Attendance Sheets in the
Optional Site Visit on September 23, 2024 at 11:00 AM**

Prequalified General Contractors
Area Construction Inc.
BLT Construction Services
Buttcon Limited
Corebuild Construction Ltd.
DNN Contracting Inc.
Matheson Constructors Limited
Maystar General Contractors Inc.
Other Companies in Attendance
Boost Blinds
Centaxia Industrial Air Solution
General Sprinkler Inc.
Metric Contracting
MSM Contracting
Nsafe
Ontario Excavation Ltd.
Pall-Con Construction
STP General Contracting
Tungsten Electric
Zau Electric