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## **Addendum # 5**

**Dated: September 27, 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**

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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).
- 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**

**May -16-24 – Current Topographical Plan drawing included for reference and clarity**

#### **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 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: Underground piping that is noted to be removed can be grouted and capped within the road allowance or existing roadway.***

**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 86:**

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

***Answer 86: 3,629 L/day. The septic system is subject to MECP approvals. The MECP approval has not yet been granted.***

**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: The Jellyfish filter has been revised to JFPD0808 with peak diversion, please see the revised Drawing C101 and the detail on C402.***

***Regarding sizing, the Jellyfish filter has been sized for a treatment rate of 61 L/s, which is the peak flow from the 25mm rainfall event. As per the Lake Simcoe and Region Conservation Authority (LSRCA) guidelines, the filtration devices are to be sized to capture and treat at least 90 % of the runoff volume that occurs for a site on a long-term average basis (runoff volume from up to 25mm event represent 90% of annual runoff volume).***

***The manufacturer has been advised the proposed Jellyfish filter has been sized to provide phosphorus removal only.***

***The downstream YRIS SWM facility will provide the required quality control (TSS removal) for the subject site.***

**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 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: PT-E is specified in Specification Section 09 91 00 manufacturers for primers and top coats are listed in article 3.8.2. As noted previously in 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 are to be painted with PT-E.***

**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: Refer answer 105 and information included in this Addenda #5.***

**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 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 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: Section B.5 of the RFT Particulars (Appendix A) is a standard provision and will remain as is.***

**Question 133:**

Our list of potential boiler substitutions are as follows:

- NTI FTG 2000
- Lochinvar Crest FBN1751
- Weil-McLain SVF 2000

Please let me know if any of these would be acceptable.

***Answer 133: A response will be provided in a subsequent addendum.***

**Question 134:**

We still don't have size for overhead doors. type N

***Answer 134: Refer answer 72 in Addend #3 (3000mm width x 3000mm height)***

**Question 135:**

Architecture Drawing A002 - 4 Flag Poles on Conc. Piers Refer to 7/A-501. We haven't find A-501 drawing. Please confirm?

***Answer 135: A-501 was issued as part of Addendum 3***

**Question 136:**

HD Asphalt Paving area marked different in Architecture A002 drawing and Civil Drawing C201 drawing, Please confirm which one is right?

***Answer 136: Refer Answer 117 Addendum 4 – follow Architecture drawing A-002***

**Question 137:**

Please consider an extension.

***Answer 137: A response will be provided in a subsequent addendum.***

**Question 138:**

Our pre-eng trades requested at least a 2-week extension. Please advise if this will be granted.

***Answer 138: A response will be provided in a subsequent addendum.***

**Question 139:**

Concerning the snowmelt system design, the specified Delta T of 7.2 is significantly lower than the typical range observed for similar applications, which is usually between 20-30. Please confirm if the Delta T of 7.2 is correct, or provide further clarification.

***Answer 139: A response will be provided in a subsequent addendum.***

**Question 140:**

Concerning the snowmelt system, we believe it will be challenging to achieve 200 BTUs per square foot with 9 inch on-center tubing spacing. Our recommendation is to reduce the tubing to ¾ inch diameter pipe at 6 inch on-center spacing to meet the desired BTU load. Please provide guidance on whether this adjustment is acceptable or suggest an alternative approach.

***Answer 140: A response will be provided in a subsequent addendum.***

**Question 141:**

1. Appendix C – Form of Contract, Final Article 1.3.1: Substantial Performance of the Contract within 165 working days. Following our review, discussions with various subcontractors and a detailed analysis of their lead times to prepare a reliable schedule, it has become apparent that the project duration will extend to at least 13 months. Accordingly, we respectfully request consideration for an extension of the contract duration to 280 working days, starting from the date the general contractor receives the building permit. Please advise, as this is crucial for ensuring constructability.

***Answer 141: A response will be provided in a subsequent addendum.***

**Question 142:**

Specs state curtain wall framing, detail 4/A-510 show storefront framing, and detail 1/A-510 shows window framing. Please confirm what type of framing is being used?

***Answer 142: A response will be provided in a subsequent addendum.***

**Question 143:**

- Detail 1/A-510 shows window framing with a sill extender. Is a sill extender needed?

***Answer 143: Yes - provide sill extender which is available as part of the specified manufacturer's product.***

**Question 144:**

- Addendum 3 states that all glazing shall be double glazed but window type schedule on A-005 states glass to be VG-1 which is triple glazed. Should this tag be VG-2?

***Answer 144: A response will be provided in a subsequent addendum.***

**Question 145:**

- In the specs it notes spandrel glazing with backpans. Is any spandrel glazing with back pans being used?

***Answer 145: There is no spandrel glass or insulated back pans in the project.***

**Question 146:**

- 08 44 00 2.5 Assemblies .3 state clear anodized finish, but 2.7 Finishes state Duranar XL exterior and Duracron interior. Which finish is needed for this project?

**Answer 146: A response will be provided in a subsequent addendum.**

**Question 147:**

1. At what outdoor air temperature can the ASHP-1 make 50C?

**Answer 147: A response will be provided in a subsequent addendum.**

**Question 148:**

2. Is the AHSP-1 pump intended to interact with the snow melt system? The present design has these two systems functioning independently.

**Answer 148: A response will be provided in a subsequent addendum.**

**Question 149:**

3. No instrumentation is shown on the boiler plant detail (M-702/1, Heating Schematic). Without instrumentation control capabilities are limited.

**Answer 149: A response will be provided in a subsequent addendum.**

**Question 150:**

4. With the sequence of operations and additional details provided in Addendum 3 some further questions regarding the heating plant operation have been raised. a. The pump names in Addendum 3 details on M-753 are inconsistent. A revised version of the heating plant P&ID from M-702/1 would help provide clarifications.

**Answer 150: A response will be provided in a subsequent addendum.**

**Question 151:**

5. Depending on the position of the 4-way valve on the snow melt and the 3-way valves on the ASHP1, the snow melt and the air source heat pump loop may need their own expansion tanks as they could be hydraulically isolated from the loop where ET-1 is connected.

**Answer 151: A response will be provided in a subsequent addendum.**

**Question 152:**

1. The drawings specify that NOx sensors are for diesel nitrogen oxides. Please confirm if nitrogen dioxide (NO2) gas sensing equipment is sufficient or if detection of nitrogen monoxide (NO) is also required?

**Answer 152: A response will be provided in a subsequent addendum.**

**Question 153:**

2. Please confirm if FCU thermostats (BRCIE73) will be shipped pre-packaged with the unit or if they are to be provided separately by Division 25?

**Answer 153: A response will be provided in a subsequent addendum.**

**Question 154:**

The Mech drawings didn't show the condensate drain line of the FCUs, please advise the route of these condensate line.

**Answer 154: A response will be provided in a subsequent addendum.**

**Question 155:**

Addendum 3 Drawing A-111 shows metal posts were added on the northern part but not the Screen. Do we required Screen on that 1200mm.

**Answer 155: Additional posts were added along gridline D to brace screen. If the pre-eng manufacturer can provide adequate support for screen without these they can be deleted. Additional screen is not required.**

**Question 156:**

4. The site servicing plan specifies a Jellyfish Manhole as a JF 4. However, no specific model or size has been provided on drawing C-402 – Addendum #3, and there are various sizes available within the JF 4 model range (e.g., JF4-1-1, JF4-2-1, etc.). Could you please confirm the exact model and size required for this application?

**Answer 156: Refer to Answer 101.**

**Question 157:**

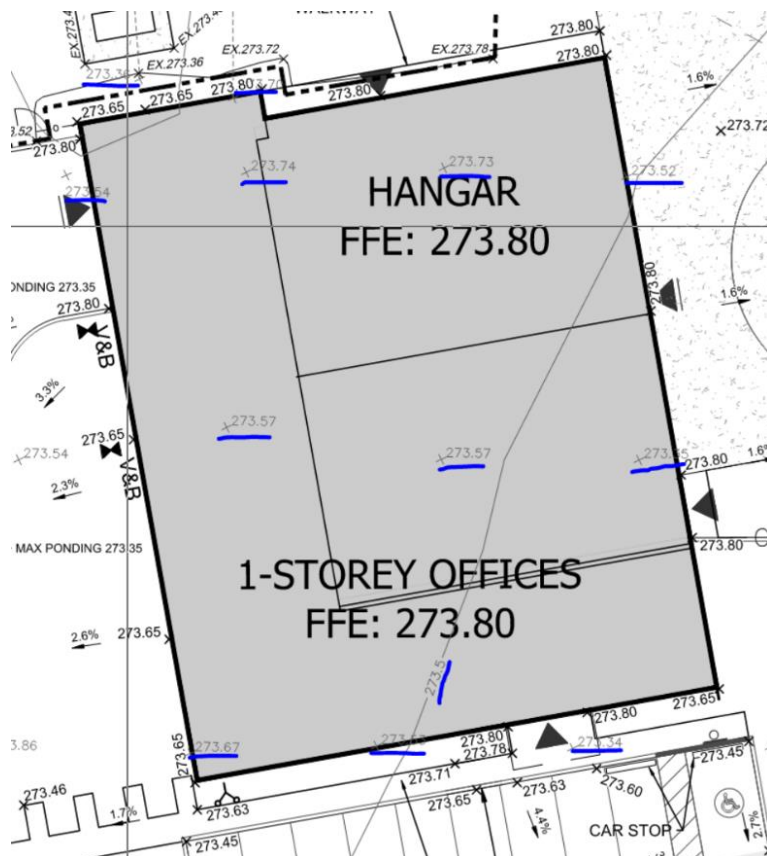
Upon reviewing Drawing A-001, it appears that there are two different sets of numbers indicating the existing ground level. Could you please confirm which set of numbers should be considered as the accurate existing ground level for this project?

**Answer 157: refer answer 158 below for clarification of current elevations**

**Question 158:**

Drawing C-201 (Site Grading Plan) does not show the existing ground levels beneath the hangar and 1-story offices. This information is critical for calculating accurate earthwork pricing. Please provide the existing ground levels for these areas.

**Answer 158: Existing grades are included on the site grading plan as highlighted below. An existing topo only drawing has been included as part of this Addendum for reference and to clarify current elevations**



**Question 159:**

Please specify Window support: "38mm Plywood"

***Answer 159: A response will be provided in a subsequent addendum.***

**Question 160:**

We are working on pricing for the excavation and site servicing, although the suppliers are asking for more information on the requested jellyfish. They are requesting an exact model number in order to price out. One had mentioned if you have a storm report they can figure out the correct model from that.

***Answer 160: Refer to Answer 101.***

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

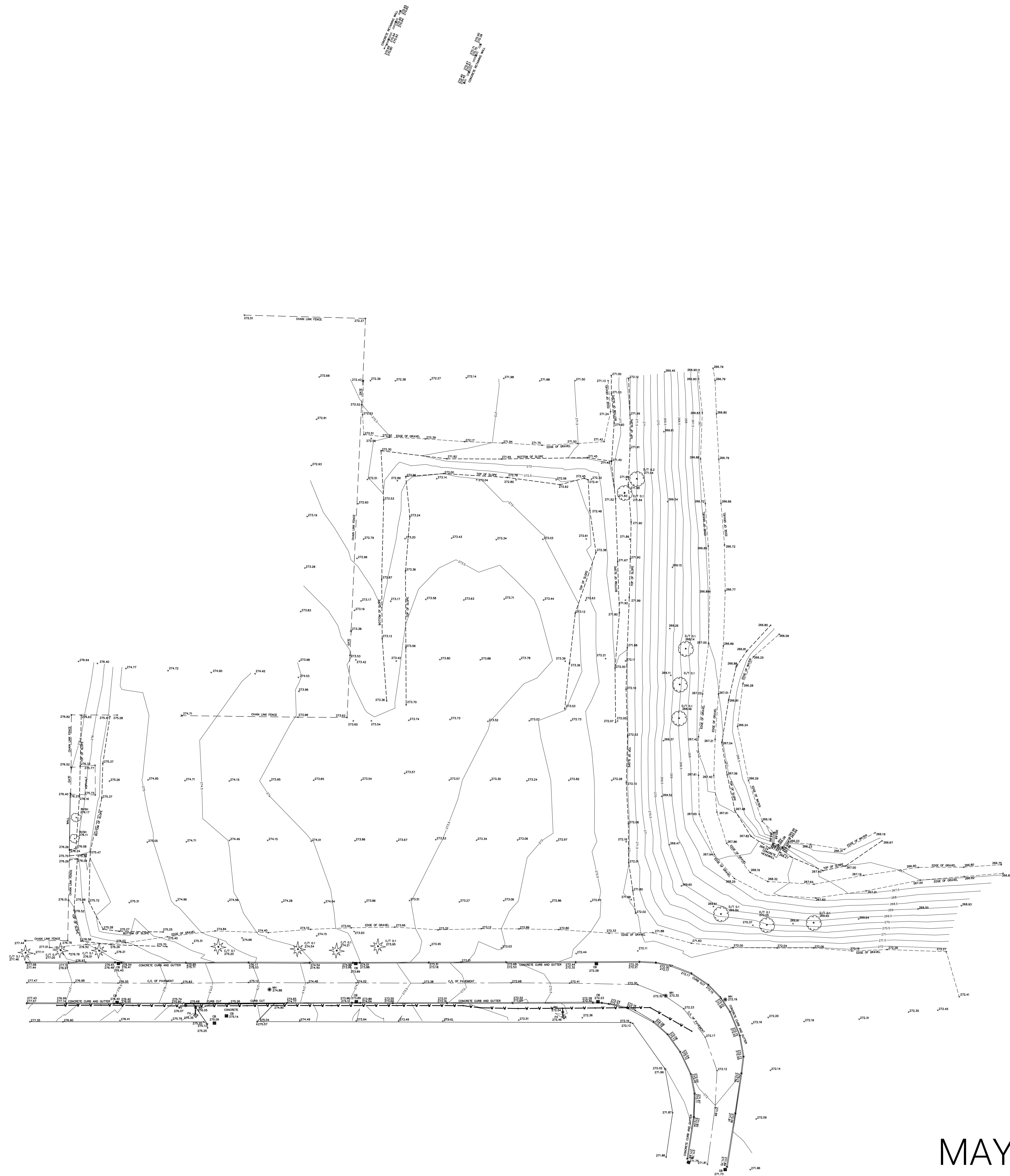
Regards,



Moiz Mansoor Ali #50082  
Procurement Analyst, Purchasing Unit  
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cc. File – YRP T-24-33





MAY-16-24 - CURRENT  
TOPOGRAPHICAL PLAN