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## **Addendum # 9**

**Dated: October 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: Thursday, October 17, 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**

###### **.1 Drawing A-110**

- .1 Plan details added.

###### **.2 Drawing A-115**

- .1 Sprinklers added.

###### **.3 Drawing A-131**

- .1 Updated corner guards and wall protection quantities.

###### **.4 Drawing A-300**

- .1 Louvers added.

###### **.5 Drawing A-501**

- .1 Louver section detail added.

###### **.6 Drawing A-505**

- .1 Plan details added.

## **1.2 LANDSCAPE**

### **.1 Drawing T-001**

.1 No changes noted.

### **.2 Drawing L-001**

.1 Updated landscape plan.

### **.3 Drawing L-002**

.1 Armourstone detail added.

## **1.3 CIVIL**

### **.1 Functional Servicing and Stormwater Management Report**

## **3. Revisions to Amendments to CCDC2 Stipulated Price Contract 2020**

### **Question 67:**

In Article 1.3 of Appendix C, the phrase “commence the Work” is used. Could you please clarify whether this refers to the date the building permit is issued?

***Answer 67: After the Contract has been awarded, and the Contractor has complied with all preconditions of award included in Section E of Appendix A – RFT Particulars, YRP will issue a notice to commence the Work in accordance with Article 1.3. That notice will specify the Commencement Date on which the Contractor will be required to commence the Work. The notice to commence the Work is normally issued after the building permit is obtained.***

### **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 226:**

The specification mentions: Vodaland Pro200FC channel with galv steel edge and class E ductile iron grating. We normally use load class F load rating for Hanger application due to surrounding vibrations and load intake of Helicopters or any heavy-duty vehicles passing over. Class E is normally applicable for EMS stations and Fire stations. In addition the specification has galvanized steel edge rail which has weaker resistance compared to actual cast iron that match's material of grating. We recommend using ductile iron edge rails with class F load for Hanger application.

***Answer 226: A response will be provided in a subsequent addendum.***

### **Question 235:**

ET-1 & ET-2 schedule are blank. Please advise manufacturer and model.

***Answer 235: The model number is specified on drawing M-901 in Addendum 8.***

**Question 253:**

For Electrical, one of the suppliers are requesting whether SimMax can be added to the approved Manufacturer list for this tender. For the 200kW standby unit, they are requesting for SimMax TJUG200PS to be approved. Please advise.

***Answer 253: SimMax will not be added to approved manufacturers list. However, as per specification 26 32 13.16 section 2.1.2, alternate manufacturers can be proposed after Tender close with a line-by-line compliance statement based on the specification.***

**Question 271:**

What size are the water meter and backflow preventer?

***Answer 271: A response will be provided in a subsequent addendum.***

**Question 275:**

The detail provided on drawing E-801 for the natural gas Genset lacks specific dimensions. Please confirm the required dimensions for the Genset to ensure proper installation and coordination with adjacent elements.

***Answer 275: Refer to 5, Detail E-802. Dimensions are 1.4m wide x 4.0m long.***

**Question 276:**

Drawing E-803 includes details for duct banks; however, they are not specific to the Genset, and no clear location of the duct bank leading from the Genset to the endpoint is shown. Please clarify the following:

1. Location of the duct bank specific to the Genset.
2. Routing and termination point for the duct bank associated with the Genset.

***Answer 276:***

***1. Direct buried ducts as per Detail 3/E-803 from genset to the ATS located on Hangar Mezzanine.***

***2. Routing by Contractor. Conduits to be concealed in wall or above ceiling space.***

**Question 283:**

Addendum #6 issued a Gas Meter Assembly on drawing M-704, please clarify the connection points of the mech. contractor, and indicate the type of the devices/valves on the assembly.

***Answer 283 A response will be provided in a subsequent addendum.***

**Question 288:**

We have noticed a discrepancy regarding the height of the fence. Addendum #3 specifies an 1800 mm high fence, but the detail on drawing H03 shows a maximum height of 1250 mm from the ground to the top of the fence column. Could you please clarify which height should be considered for the fence installation?

***Answer 288: There is no discrepancy – both are correct. The physical height of the fence is 1800mm. The note on H03 refers to the elevation of the top of the fence relative to the elevation of the FATO.***

**Question 289:**

Could you please confirm if BGIS ITS (formerly Airon HVAC & Control), providing the Honeywell WEBs and Niagara Tridium N4 software platform, is an acceptable controls subcontractor for this project?

***Answer 289: No, we are not able to accept BGIS IT. The recommended control companies are Johnson Controls (or HTS), Siemens, Distech (Modern Niagara), Automated Logic (Carrier).***

**Question 290:**

Please provide specifications for the 38mm Plywood?

***Answer 290: Fabricate 38mm plywood from 2 layers of 19mm plywood laminated with a full coat of adhesive. Refer specification section 06 10 00 articles 2.2.2.1 Exterior Plywood and 2.3.3 Adhesives.***

**Question 291:**

We are herewith requesting that our Model 2420 Roof Screen be considered acceptable for the roof screen detailed on 11/A510. Our 2420 Roof Screen is 100mm deep with inverted blades very similar to what is detailed on the architectural drawings. The drawing submittal can be viewed on our website - <https://www.ventexinc.com/product-details/16/87>.

***Answer 291: Refer Answer 249 in Addendum 8. Ventex Inc 2420 was approved as an acceptable alternative.***

**Question 292:**

Please clarify: Geotech report calls for 200mm Granular A under SOG. Architectural dwg A-005 show 300mm Clear Stone?

***Answer 292: The Geotech report specifies a basecourse / moisture barrier of "at least 200mm" of Granular A while the recommended assembly for Concrete Pads Option 2 is 300mm of Granular A. Please provide the insulation thickness of 75mm as well as the 300mm depth of Granular A as indicated under floor types F-1 and F-2 on drawing A-005.***

**Question 293:**

Regarding this project, we just noticed that sun control and blackout fabrics are specified in the specifications as fabric for roller shades. So, we just want to verify which of the 2 fabrics we will use for the chain-operated single roller shades (RBL-1) quote. Can you please check on this and let us know?

***Answer 293: Provide Solar Control Fabric for all Manual Roller Window Shades for RLB-1 where indicated on drawing A-115.***

**Question 294:**

We are seeking clarification regarding the allocation of costs for testing and inspection. Section 01 45 00 of the specifications states that all costs associated with the work required by and associated with this section should be included in the Contract Price and reflected in item #1 of the Bid Form. However, inspection and testing are also mentioned as being covered under Cash Allowance CA1. Could you please confirm if testing and inspection should be carried as part of the lump sum Contract Price or under Cash Allowance CA1?

***Answer 294: The Cash Allowance for Inspection and Testing (and all other Cash Allowances) are identified separately from item #1 on the Bid Form and are included as part of the total Lump Sum amount carried by the General Contractor. Cash Allowance funds are to cover the costs of independent companies and not subtrade costs which are to be included in item #1 of the Bid Form.***

**Question 295:**

Please clarify if the cost of noise control should be included as part of the testing and inspection in CA1, or if it is to be carried separately.

***Answer 295: Noise Control as specified in Section 01 35 43 article 1.7 is a requirement of the contract and is not included as part of the Inspection and Testing Cash Allowance.***

**Question 296:**

Please confirm If alternate manufacturer for Gas detection system, Airtest will be accepted?

***Answer 296: No, Airtest will not be accepted. Please follow the specifications.***

**Question 297:**

Just going through the addendums, and they have added in an air compressor, but have not provided any details on it. Can we get some more information about the air compressor?

***Answer 297: Refer to Addendum 6, M-903, Detail 2 and Addendum 8, specification 22 15 00, item 2.6. Further information will be provided in a subsequent addendum.***

**Question 298:**

Yorkland Controls is a Johnson Controls Authorized Building Controls Specialist. Can Yorkland Controls be added to the list of approved BAS contractors?

***Answer 298: Yorkland Controls will not be accepted. The recommended control companies are Johnson Controls (or HTS), Siemens, and Distech (Modern Niagara), Automated Logic (Carrier).***

**Question 299:**

May I know whether the helicopter pad and parking pad in the exterior require trap rock hardener and concrete cure and seal?

***Answer 299: A response will be provided in a subsequent addendum.***

**Question 300:**

Could you please provide the stormwater management report, as the suppliers of the Jellyfish manhole have requested it?

***Answer 300: Functional Servicing and Stormwater Management Report is included as part of Addendum 9.***

**Question 301:**

Please clarify whether Sun Control or Blackout fabric should be used for the chain-operated single roller shades (RBL-1) as specified.

***Answer 301: Refer Answer 293.***

**Question 302:**

Could you please provide the shower drain specification?

***Answer 302: A response will be provided in a subsequent addendum.***

**Question 303:**

Could you please provide the specifications for the compressed air piping?

***Answer 303: Refer to Addendum 8, specification 22 15 00 General Service Compressed-Air Systems.***

**Question 304:**

Could you please provide details for the air compressor connection, accessories, and air drops?

***Answer 304: Refer to Answer 303 and layout on drawing M-251 Addendum 6.***

**Question 305:**

Could you clarify the pipe sizing for the compressed air as shown on the drawings?

***Answer 305: Provide a 1 inch main pipe and 1/2 inch branch lines. Sizes will be included in specification 22 15 00.***

**Question 306:**

Is there a base building fire alarm contractor and type of fire panel?

***Answer 306: Manufacturer of fire alarm system is open as per specification 28 46 13, section 2.1.***

**Question 307:**

Referencing M-100 and M-805, please provide details for manifold access pit, i.e. depth width, precast or cast in place, ladder, waterproofing drainage, power light?

***Answer 307: Refer details 1 and 5 on drawing M-805. The size of the manifold pit is shown as 1.8m x 1.8m. Article 2.8 of Section 23 83 17 allows the manifold chamber to be either pre-cast or poured in place and complete with a Bilco access door. Final design and details including sizes and depth to be determined by snow melt contractor to allow installation of all piping. No light is required.***

**Question 308:**

Please revise Unit Price to show both: Add on Price, and Delete Price, as they are different.

***Answer 308: Bid Form revisions will be made as part of the subsequent addendum.***

**Question 309:**

Please confirm the classification for the bi-fold door electrical.

***Answer 309: The power to the door disconnect is fed from DP-01 at 600V. Refer to drawing E-901 panel schedule.***

**Question 310:**

We respectfully request your consideration of the items listed below as equal to those specified on the above noted project.

This equipment would be quoted in accordance with the Tender Documents.

Section Product Manufacturer

23 74 13 RTU-1, RTU-2 Natural Gas Fired & DX Cooled Rooftop

Air Handling Units (DOAS) AAON

***Answer 310: We are unable to accept this request. Please follow the existing Specification.***

**Question 311:**

Addendum 6, Q83, specifying the control contractors for this project. Please confirm if BGIS ITS (formerly Airon HVAC & Control), providing Honeywell WEBs and Niagara Tridium N4 software platform, is an acceptable controls subcontractor for this job.

***Answer 311: A response will be provided in a subsequent addendum.***

**Question 312:**

Clarify if the 4-way valve for the snow melt system is supplied with the package or by BAS.

***Answer 312: A response will be provided in a subsequent addendum.***

**Question 313:**

Provide the control SOP for EF-3.

***Answer 313: A response will be provided in a subsequent addendum.***

**Question 314:**

The specs is calling for Fiberglass double glazed; however, the U-Value is 0.85 W/m<sup>2</sup>K, which is unrealistic. For double glazed it should be around 1.30 W/m<sup>2</sup>K.

***Answer 314: There is no specified U-value in specification.***

**Question 315:**

I am looking to have our ACM panel considered as alternate products for the YRP Helicopter Hangar. My request is for the following areas on the plans.

MP-2A - Aluminum Composite Panel - metallic silver

MP-2B - Aluminum Composite Panel – Red

Below is a quick description of the proposed alternate:

• 074213.23 METAL COMPOSITE MATERIAL WALL PANELS

Proposed: AL13® ACM (Aluminum Composite Material) Panels are available in standard polyethylene (PE) or fire rated (FR) core – the highest quality fire resistant panels. System components have built-in moisture management (pressure equalized rain screen). AL13 panel system has a 20 year warranty.

Testing: Fire. Wind. Water. ULC-S134. ASTM E330. AAMA 508. NFPA 285. CAN/ULC-S102. ASTM E84.

Why AL13?

1. Shorter Lead Times
2. Higher ROI

### 3. Install Flexibility

4. Our Panel and Plank systems use the same installation components allowing a simple transition between plank and panels on the same plane of a building.

For references, please see a few projects with our systems below or a direct link to our gallery here:  
<https://al13.com/gallery/>

University of British Columbia - <https://al13.com/gallery/gallery/ubc-lot-11-tower-townhomes/>

TYPE - Residential Multi Family

COLOR - Bone White, Cherry

SYSTEM - AL13 Panel, AL13 Plank

TYPE - Commercial Building

<https://al13.com/gallery/5819-2nd-street-sw/>

COLOUR: Silver Metallic, Slate

SYSTEM - AL13 Panel

The Royal - <https://al13.com/gallery/gallery/the-royals/>

TYPE - Residential Multi Family

COLOR - Brilliant White, Grey

SYSTEM - AL13 Panel

See our panel submittal package attached. Please note we provide custom color matches at no extra charge.

***Answer 315: We are unable to accept AL13 as an approved alternative.***

### **Question 316:**

Answer 260 in addendum 8 states the emergency eyewash & shower have been specified in specifications (section 22 42 00). There is no fixture specifications listed in section 22 42 00, just manufacturers, no makes, or models (not reissued in any previous addendums either). The fixture is not even shown on the mechanical drawings. Please advise.

***Answer 316: A response will be provided in a subsequent addendum.***

### **Question 317:**

Please advise the make and model of air outlets for the compressed air system.

***Answer 317: A response will be provided in a subsequent addendum.***

### **Question 318:**

Bi-Fold Hangar Door Suppliers are trying to figure out the classification for the motor.

It mentions UL 1203, however the Schweiss rep indicated their control boxes are rated for the following, please advise:

Class I, Div 1, group D

Class I, Div 1, group CD

Class II, Div 1, group EFG

Class II, Div 1, group FG



One of the addendum questions touched on it a bit, but didn't clarify. Is the rest of the electrical going to be "explosion proof"?

***Answer 318: A response will be provided in a subsequent addendum.***

**Question 319:**

Please confirm the size of the two (2) sectional overhead doors for the Vehicle Bay, as the door schedule does not list the width and height.

***Answer 319: Refer Door Schedule drawing A-800 Addendum 6.***

**Question 320:**

Please provide detail for the Garbage storage concrete paving and sidewalks such as thickness and concrete type, reinforcement, etc.

***Answer 320: A response will be provided in a subsequent addendum.***

**Question 321:**

The specified toilet partitions are available with a maximum of 72 inch high doors/panels. Door height as indicated on drawings 4C/A-200 seems 79 inch high. Please confirm if 72 inch high doors/panels for toilet partitions are acceptable.

***Answer 321: We are informed by the manufacturer that heights as indicated are available. Provide panels heights as shown.***

**Question 322:**

A question arose from one of the specified Pre-Engineered building providers - We are looking to clarify and align the understanding of the project schedule with the number of working days for the project.

As noted in Addendum 8, stamped pre-engineering drawings are required for AHJ review, which will result in the issuance of a permit. We seek to confirm the expectation that, since these documents are necessary for permit submission and the permit issuance is still pending, the actual "Commencement Date" of the project should not be provided to the General Contractor before the permit is issued.

To reiterate, stamped Pre-Eng shop drawings will be available in approximately 5 – 6 weeks after a signed contract with the specific Pre-Engineered Building provider. The submission of the drawing set to the AHJ will be at the responsibility of the Consultant/ Owner.

***Answer 322: We are requesting phased permits to be issued prior to the pre-eng shop drawings being submitted which should allow construction to begin well prior to the final permit. As delivery of steel to site is understood to be 3 to 4 months from contract award, we expect that site work and foundation work will be able to be well advanced. We understand that any delay in the first phased permit issue would affect the completion date for the contract.***

**Question 323:**

Clause 11.2.3 of the CCDC2-2020 Prime Contract states that insurance policies be endorsed to provide the Owner and the York Region with 30-days notice in advance of any cancellation, change or amendment which restricts coverage.

Question: Please confirm the following wording "Insurer will endeavor to provide 30 days' notice to the Owner and York Region in advance of any cancellation, change or amendment which restricts coverage" which is consistent with common insurance practice in the industry is acceptable.

***Answer 323: A response will be provided in a subsequent addendum.***

**Question 324:**

Will there be partial permit issued prior to structural review?

***Answer 324: We have requested partial permits and are waiting for response from East Gwillimbury Building Department.***

**Question 325:**

Can we please request the SWM report for this project?

***Answer 325: Refer Answer 300. SWM report included in Addendum 9.***

**Question 326:**

We are being told by suppliers that the square style jellyfish shown on the latest addendum (changed from a circular JF 4 in original plans) is not available. Can we please request clarification on the correct model specific jellyfish the consultant would like used here.

***Answer 326: A response will be provided in a subsequent addendum.***

**Question 327:**

Regarding addendum 6, Q83, specifying the control contractors for this project. Please confirm if BGIS ITS (formerly Airon HVAC & Control), providing Honeywell WEBs and Niagara Tridium N4 software platform, is an acceptable controls subcontractor for this job.

***Answer 327: A response will be provided in a subsequent addendum.***

**Question 328:**

Please confirm if the pre-engineering structure will include the plates at the overhead door, 6mm Galv. Steel Bent Plate tied to HSS: Shown on new page 15/A505 released yesterday on addendum 8.

***Answer 328: Pre- engineering manufacturer is responsible for all structural elements.***

**Question 329:**

I noticed that the specifications have limited the panel fabricators, and Hummingbird Construction Inc. is not listed in Section 07 42 43.

Could you please confirm if we can submit a quote for the YRP Helicopter Hangar project as a panel fabricator?

Additionally, the material we use is 4mm Alpolic ACM panels with an FR core in a stock metallic color.

***Answer 329: ACM fabrication is to be by one of the listed companies in Section 07 42 43 article 2.1.2***

**Question 330:**

We are looking to clarify and align the understanding of the project schedule with the number of working days for the project. As noted in Addendum 8, stamped pre-engineering drawings are required for AHJ review, which will result in the issuance of a permit. We seek to confirm the expectation that, since these documents are necessary for permit submission and the permit issuance is still pending, the actual "Commencement Date" of the project should not be provided to the General Contractor before the permit is issued. To reiterate, stamped Pre-Eng shop drawings

will be available in approximately 5 – 6 weeks after a signed contract with COMSTEEL. The submission of the drawing set to the AHJ will be at the responsibility of the Consultant/ Owner.

***Answer 330: Refer to the response to Question 322.***

**Question 331:**

Please confirm the snow melting system comes as a package including BACnet compatible controller, transformer, valves, etc.

***Answer 331: A response will be provided in a subsequent addendum.***

**Question 332:**

The Trench drain specification has mention of E load Ductile iron grates, does Hangar application need to be F load rated. Please confirm.

Are ductile iron edge rails with F load slotted ductile iron grates acceptable?

Are alternates acceptable for Trench drain scope?

***Answer 332: A response 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,



Cam Menna  
Procurement Analyst, Purchasing Unit  
York Regional Police

cc. File – YRP T-24-33