



York Regional Police
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Aurora, ON L4G 0S7
TF: 1-866-876-5423

Addendum # 2
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. Extension of Closing Date:

The Closing Time has been extended from 2:00:00 p.m. local time on Tuesday, October 1, 2024 to prior to 2:00:00 p.m. local time on Tuesday, October 8th, 2024.

3. Instruction to the Bidders:

Bidders and their subcontractors are reminded to submit all questions through the bidding system during the bidding process, in accordance with Section 3.3 – 'Questions and Clarifications' of the bid document. York Regional Police will only respond to questions submitted via the bidding system.

4. Addition to Appendix C Form of Contract – Supplementary Conditions:

The following section is added under Appendix C Form of Contract – Supplementary Conditions:

SC 14. ALTERNATIVE PRICES

The Contract contains alternative pricing options which are set out in the Schedule of Prices of the Bid Form. The Board shall have the right, at any point in time during the course of the Contract, in its sole and unfettered discretion, to exercise any of the alternative pricing

options listed the Schedule of Prices of the Bid Form. Upon the Board providing written notice to the Contractor of its decision to exercise one or more of the alternative pricing options listed in the Bid Form, the Contract Price shall be immediately deemed adjusted to reflect the alternative pricing option(s) and such adjustment shall be promptly recorded by way of a Change Order which both parties shall execute. The Contractor shall, following receipt of the written notice from the Board advising of its election to use an alternative pricing option, promptly and duly perform the applicable Work in accordance with the particular alternative pricing option. The cost of any Work performed on account of alternative pricing shall be included in the Contractor's monthly applications for payment in accordance with the terms of the Contract.

5. Revisions to Appendix B Pricing:

- a. The section titled 'Evaluation of Prices' is revised as follow:

Deleted:

Evaluation of Prices:

Pricing will be evaluated based on the Subtotal Contract Amount indicated in the Summary Table in the Schedule of Prices

Replaced with:

Evaluation of Prices:

Pricing will be evaluated based on the Subtotal Contract Amount indicated in the Summary Table in the Schedule of Prices. The alternative prices will not be included in the Subtotal Contract Amount, and will not be evaluated for the purpose of determining the lowest compliant bid

- b. The contents and description of the table titled 'Cash Allowance' have been updated in the bidding system for clarity.
- c. The heading titled 'Provisional Prices' is revised to 'Alternative Prices – Separate Prices,' and the table contents and description have been updated in the bidding system for clarity.
- d. The heading titled 'Unit Prices' is revised to 'Alternative Prices – Unit Prices,' and the table contents and description have been updated in the bidding system for clarity.

6. Drawing Revisions:

1.1 MECHANICAL

.1 Cutsheets

- .1 ABC FE Cabinet
- .2 ABC Fire Extinguisher
- .3 Clean Agent FE
- .4 CO2 FE

1.2 STRUCTURAL

.1 Drawing S099

- .1 Update to helipad slab notes.
- .2 Additional notes.

.2 Drawing S100

- .1 Update to foundation schedule.
- .2 Additional 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: Still under review. A final response to this question will be provided in a subsequent addendum

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.

Additional information added for clarity as follow: Referenced "standard tested stand off roof assembly" was not received. Please provide for evaluation of meeting requirements of SB-10.

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.

Additional information added for clarity as follow: Hangar door weight estimated at 15,600 lbs (preliminary)

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: Primed girts and purlins are acceptable within the low roof area. Purlins and girts within the hangar are to be cold formed from pre-galvanized coil material.

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 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: YRP's insurer is Factory Mutual. Comply with all requirements as appropriate

Question 18:

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

Answer 18: The design for the pre-engineered building is to comply with all Ontario Building Code requirements for a post disaster building.

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: Provide Granular B Type II. Crusher run limestone to be removed from documents in subsequent addendum.

Granular A and Granular B should be provided as per OPSS 1010. Section 32 11 16.01 (Granular Sub-Base) and Drawing C-201 will be revised accordingly and submitted 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: Top course asphalt to be installed 1 year following base course as recommended by soils report.

Question 21:

Please provide slope requirement of the hangar roof

Answer 21: The slope of the hangar roof is 15% or 3.2 in 12

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: Hot rolled steel is to receive SP2 or SP3 with manufacturer's standard grey zinc rich primer. Cold formed members to be fabricated from pre-galvanized steel coil.

Question 23:

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

Answer 23: Primed girts and purlins are acceptable within the low roof area. Purlins and girts within the hangar are to be cold formed fabricated from pre-galvanized coil material.

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: Primed girts and purlins are acceptable within the low roof area. Purlins and girts within the hangar are to be cold formed fabricated from pre-galvanized coil material.

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: W1 window is incorrectly labelled within the schedule and should be labelled as WD2. Drawing to be updated and issued in 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: There are no expansion joints in the helipad, apron or parking space. Provide saw cuts as noted on drawing S099 and fill with grout as per Note 6 drawing S010

Question 27:

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

Answer 27: Provide 5lb ABC extinguishers in office and back of house areas. Provide recessed fire extinguisher cabinets in the office area and surface

mounted cabinets in back of house areas. See the cutsheets for the ABC extinguishers issued in Addendum 2.

Question 28:

Please clarify all fire extinguisher sizes and models.

Answer 28: Provide 20lb CO2 extinguishers in the hangar and a 10lb CO2 extinguisher in the paint room. See the cutsheets for the CO2 extinguishers issued in Addendum 2.

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: Revit or BIM modeling is not required for the sprinklers. Shop drawings complete with hydraulic calculations are required to be submitted.

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: CRCA membership is mandatory. OIRCA is not required. Specifications to be updated and in issued in 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: 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 35:

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

Answer 35: Refer to Aviation drawings H05 for specifications of light fixtures

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 new 600V, 4W, ~250A ductbank (~400 m) will be shown from the Training Facility North of the Hangar. Drawings to be updated and issued 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: Circuiting 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: An optional site visit is scheduled for 11:00 am Monday 23rd September, 2024. Meet at gravel parking lot at YRP Training Centre, 70 Bales Drive E, East Gwillimbury, ON L9N 0L3

Question 40:

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 40: Electrical contractor to supply and install all electrical items indicated on Aviation drawings. Refer to Aviation drawing H05 for specifications of light fixtures, devices and wiring requirements. Conduits and circuiting are shown on electrical drawings.

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

Question 42:

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

Answer 42: There is no requirement for an Aviation contractor as all work is to be provided by the General Contractor

Question 43:

I was wondering if there are spec information on the lockers to bid on

Answer 43: Lockers will be supplied by owner

Question 44:

Due to many unanswered questions, please extend the tender closing date for a minimum one week...

Answer 44: Refer to S# 2, 'Extension of Closing Date' above in this addendum.

Question 45:

Please provide lighting control specifications.

Answer 45: Lighting control specifications will be issued in a subsequent addendum.

Question 46:

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

Answer 46: A response will be provided in a subsequent addendum.

Question 47:

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

Answer 47: A response will be provided in a subsequent addendum.

Question 48:

we ask for a one or two week extension so we can properly provide pricing. They have not provided any clarification from addendum 1 regarding feeders/conduits sizes, single line, generator/ats information, revised panel schedule for DP-01 etc.

Answer 48: Refer to question 44.

Question 49:

Please provide lighting control specification

Answer 49: A response will be provided in a subsequent addendum.

Question 50:

Please provide electrical requirements for Universal Washroom

Answer 50: A response will be provided in a subsequent addendum.

Question 51:

Please provide at least a 2 week schedule for trades to price this project properly

Answer 51: Refer to question 44.

Question 52:

Please advise where Section 123571 Stainless Steel Casework apply. The drawings do not show any work

Answer 52: No Stainless Steel Casework is required. Delete Section 123571

Question 53:

Please advise if masonry wall supporting mezzanine is fully grouted

Answer 53: A response will be provided in a subsequent addendum.

Question 54:

Please consider at least one week extension to the bid

Answer 54: Refer to question 44.

Question 55:

The preferred Pre-Engineered Structure contractors are requesting at least a 1 week extension to the bid, given the outstanding questions provided within Addendum 1 that was issued. Please advise if this can be provided.

Answer 55: A response 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: 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: A response will be provided in a subsequent addendum.

Question 58:

As per Drawing A-002 Overall Site Plan, it shows four (4) flagpoles on concrete piers. The note refers to detail 7/A501, however drawing A-501 was not provided within the drawing set. Please provide drawing A-501.

Answer 58: A response will be provided in a subsequent addendum.

Question 59:

1. Extension request- we kindly ask for a two-week extension due to subcontractors' request.

Answer 59: A response will be provided in a subsequent addendum.

Question 60:

2. Drawing A-300 depicts certain signage and YRP logos that are not specified in the project specifications. Could you please confirm if the General Contractors are responsible for supplying and installing these elements? If so, kindly provide further details.

Answer 60: A response will be provided in a subsequent addendum.

Question 61:

3. Drawing A-310 shows artworks that are not specified in the project specifications. Could you please confirm if the General Contractors are responsible for supplying and installing these elements? If so, kindly provide further details.

Answer 61:

Question 62:

4. Some roofing subcontractors have requested the removal of the OIRCA membership requirement. Please provide guidance on this matter.

Answer 62: A response will be provided in a subsequent addendum.

Question 63:

5. Please confirm whether the Pre-Engineered Building scope is open to all subcontractors.

Answer 63: A response will be provided in a subsequent addendum.

Question 64:

1. Could you provide clarification on the metal antenna shown in Drawing A-300 such as specification, details, sections, etc.?

Answer 64: A response will be provided in a subsequent addendum.

Question 65:

2. Please advise on the mechanical screen HSS posts shown on Drawing A-111.

Answer 65: A response will be provided in a subsequent addendum.

Question 66:

Please advise on unnamed sections shown on Drawing A-111.

Answer 66: A response will be provided in a subsequent addendum.

Question 67:

4. 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: A response will be provided in a subsequent addendum.

Question 68:

5. Please confirm that the soil will not be disposed offsite and that the area on the west side of the construction site can be used for stockpile.

Answer 68: A response will be provided in a subsequent addendum.

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: A response will be provided in a subsequent addendum

Question 70:

Spec document seems to be missing the SECTION 28 15 23 - INTERCOM ENTRY SYSTEMS, please provide

Answer 70: A response will be provided in a subsequent addendum

Question 71:

Could you please advise on the Make and Models of plumbing fixtures?

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

Question 72:

1. Sectional door opening size is missed in door schedule. Can we use Richards Wilcox model T200C (2" thick, R-18.28)

Answer 72: A response will be provided in a subsequent addendum.

Question 73:

2. Is the Infiltration Trench Stone specified?

Answer 73: A response will be provided in a subsequent addendum.

Question 74:

3. Can you confirm if this requires a double pane or Triple Pane Window. Also can you confirm that the IGU in the 4 window types require bullet resistant Glass?

Answer 74: A response will be provided in a subsequent addendum.

Question 75:

Could you please confirm the asphalt requirements as there is conflicting information provided in the Civil drawings?

Answer 75: A response will be provided in a subsequent addendum

Question 76:

1.) Please advise which will govern, 1/A400, 2/A402, 3/A403 shows 1 coarse of block below GFF, while structural S100 specify to refer to CF5/S010 which shows 140mm block @ slab on grade and for 190mm thickening of slab. If we are going follow Structural please provide rebar size and spacing to match the dowel.
2.) Roof A111 below Vestibule 101 shows 1000mm High Brick Walls ,please advise if this correct.

Answer 76: A response will be provided in a subsequent addendum.

Question 77:

What is the detail of the Fence on West side from Parking Lot? A-002 shows Existing fence on west side of FATO? Aviation drawings show new fence all around. Please confirm the length of new fence.

Answer 77: A response will be provided in a subsequent addendum.

Question 78:

1. Please confirm that the general contractor to supply and install the lockers shown on Drawing A-131! If so, please provide specifications.

Answer 78: A response will be provided in a subsequent addendum.

Question 79:

2. Please confirm whether this project is non-union.

Answer 79: A response will be provided in a subsequent addendum.

Question 80:

3. Referencing Appendix A section 6. Security Clearances- Please clarify the level of security and the related cost of it.

Answer 80: A response will be provided in a subsequent addendum.

Question 81:

4. Please clarify that the SPA will be issued by the time that job is awarded.

Answer 81: 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: A response 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 85: A response will be provided in a subsequent addendum.

Question 85:

Please see below needs clarification:

There is a louver spec section :08 91 00, no louvers found on drawings.

I found mechanical screen on roof plan and elevations, no screen section found and no specification. Usually is under division 10. If vision screen require, I attached our most popular model VAC-301 tear sheet and spec.

Exterior Sun Control Device, Spec section: 10 71 13 Basis of Design Infinity System- Levulux, no type of airfoil blade noted, no sunshades found on drawings, just a canopy.

Answer 85: 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: A response will be provided in a subsequent addendum.

Question 87:

Referencing spec 13 34 24 Pre-Engineered Buildings - manufacturer names listed in section 2.1.1 are indicative and may be opened up to anyone so long as they meet performance specification of 13 34 24 and design intent noted

Answer 87: 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: 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,



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

cc. File – YRP T-24-33