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January 20, 2025

ADDENDUM #1

Eight (8) Pages

Re: Tender T2025-116 84 Frederick St. Renovations

Dear Sir/Madam:

Please find enclosed Addendum #1 for the above noted contract. Confirmation that this addendum has been received shall be indicated on your electronic bid submission.

If you have submitted your bid online already it will be withdrawn and you will be required to resubmit. You will be notified by the bid system that your submission has been withdrawn.

Please treat this as an original. No follow up copy will be provided.

Yours truly,

Tuna Yaylaci, Procurement Specialist

ISSUE DATE: January 20, 2025

This addendum is issued for the purpose of clarifying, amending or revising certain information contained in the Contract Documents. This Addendum No. 1 shall form an integral part of the Contract Documents.

DOCUMENT REVISIONS:

R1: See attached Consultant Addendum no.1.

QUESTIONS & ANSWERS:

Q1: For Ceiling finish cx3 are we to provide 2 layers of drywall, 19mm resilient channel, steel framing, blocking etc or is it existing?

A1: Ceiling Type cx3 is existing to remain unless noted otherwise.

Q2: The Walter Fedy set of drawings at the back of the main specification and drawings document are to be used as reference only?

A2: We clarify that the existing “YWCA Renewal 84 Frederick Street“ building drawings are for reference purposes, and do not necessarily represent the as-built condition. Where there are discrepancies between these Reference Documents, the Tender Documents, and the Existing Conditions, the more stringent or onerous condition shall govern in all cases. Job check all conditions.

Q3: Are there any pre-qualified subtrades?

A3: Refer to A11.

Q4: Please provide a list of base building contractors

A4: A detailed list of base building contractors will not be provided. Refer to the specifications for specific Owner nominated Trade Contractors, where indicated. See also A11.

Q5: Please advise if second site meeting can be arranged ?

A5: A second site visit will not be entertained.

Q6: The specs do not indicate the epoxy system required for the flooring. Plans call to refer to section 099000 which is regarding painting and coatings. Can you please clarify the epoxy specifications for the concrete floor?

A6: Refer to Consultant Addendum no.1.

Q7: Can you please clarify the specifications for SV-2, SVC-1 and SVC-2. These are not indicated in the specification Section 096500 Resilient Flooring

A7: Sheet Vinyl Cove 'SVC-1' is an integral cove to Sheet Vinyl Flooring 'SV-1'. Sheet Vinyl Cove 'SVC-2' is an integral cove to Sheet Vinyl Flooring 'SV-2'. See also Specification Section 096500. See also Consultant Addendum no.1 for clarifications to SV-2, SVC-1 and SVC-2.

Q8: Drawings call for Mosaic Tile, however, there are no specifications provided.

A8: The references on Drawings to Mosaic Tile are on the Basement Floor Finishes Plan in the shower area of Outreach BF WC (Room B29). Such finishes are existing to remain, to be made good at new Plumbing Fixture trim. There are no new mosaic tile floor or wall finishes in the Work at this time. See also Room Finishes Schedules.

Q9: Will there be an allowance for the sub-flooring or are we to carry it in our price. Condition of existing subfloor cannot be determined until we remove the flooring and may require little to a significant amount of patching and levelling based on existing condition.

A9: All Sub-flooring requirements to new floor finishes are included in the Contract and Bid Price. In all rooms having wood sub-flooring, except washrooms and except where specifically noted otherwise, Bidder's shall assume that 50% of existing subfloor is to be removed and replaced with new. In washrooms, all subfloor is to be removed and replaced, as per response to question no.13 (Q13) this addendum. See also Removals Plans.

Q10: There are no elevations provided for the washrooms. Will there be wall-tiles in the tub-surround areas?

A10: No, there will not be any wall tile finishes in tub or shower surround areas. All new shower units are one-piece pre-fabricated units in accordance with the Plumbing Fixture Schedules on Mechanical Drawings.

Q11: Please advise is there are any mandatory or base building contractor we have to use for Sprinkler, Fire Alarm, Security or communications?

A11: Owner Nominated Trade Contractors are required for specific aspects of the Work, including but not necessarily limited to:

- For Testing, Adjusting, Balancing, and Verification, as set out in Section 200850
- For Communications Systems, as set out in Section 270500
- For CCTV portion of the Security Systems, as set out in Section 280500
- For Access Controls portion of Security Systems, as set out in Section 280500
- For Fire Alarm System, as set out in Section 283100, Troy Life & Fire Safety Ltd.

All Bidders shall review all Bid Documents for requirement

Q12: On Drawing A021 Wall Type WX3 - Ex. Wood Cladding to be made Good - Can you please provide further detail to this requirement on what exactly is required?

A12: Clean all siding. Remove and replace all damaged wood boards, for full width of the damaged boards. The provision of new paint applies to the replaced boards, as well as the boards removed to install new flashing at base of wall. Paint colour to be selected to match existing siding. See also response to Question no.15 (Q15).

Q13: On Drawing A021 Floor Type FX4 notes to remove and replace all existing bathroom floor assembly including the wood subfloor on the 2nd and 3rd floors but Drawings A213 & 214 does not note Floor Type Fx4 in the bathrooms most of them note Fx3 - Please confirm that all bathrooms sub floors are to be removed and replace regardless of the floor type noted?

A13: Floor Types 'fx3' and 'fx4' both apply to existing washroom floor assemblies depending upon the location of the washroom within the building. Notwithstanding, all

bathroom subfloors are to be removed and replaced in their entirety. See also Removals Plans. See also Consultant Addendum no.1.

Q14: Drawing A021 Floor Type Fx5 notes to replace all damaged wallboard, as this is a floor type, can you confirm the location of this requirement and the area of wallboard that need to be replaced

A14: The wallboard in this assembly is located on the u/s of the landings and stair flights of Stair 1 (901), Stair 4 (904), and Stair 5 (905). All damaged wallboard is to be replaced to these areas.

Q15: Drawing A212 note #16 states to Remove bottom course of exterior cladding to complete perimeter of courtyard. Provide new through-wall flashing, and provide new horizontal siding. Paint all siding. Please confirm the full extend of this scope, as note number 16 on the floor plan is in one location ad noted typ.? Also Please confirm if all exterior cladding is to be painted?

A15: Note no.16 applies to all exterior wall types 'Wx3' located within the exterior courtyard, as bound by the North and South wings of the Building, and the perimeter fencing along the property line. This note does not apply to 'Wx3' walls located along the Frederick Street facade, or within the Breezeway (a.k.a. Walkthrough room no.129). See also Consultant Addendum no.1. See also the response to Question no.12 (Q12) this addendum.

Q16: Please confirm this the security scope of work is by the GCs or Owner?

A16: Please refer to Section 280500.

Q17: Who is to provide and install the Cat6 cable for the CCTV? Div. 27 or 28? Our assumption would be Div. 27

A17: The CCTV System Trade Contractor shall provide the CAT6 cabling for the CCTV systems.

Q18: The Docs. state that the Card Reader Cat6 wiring is to be run to the Hub room patch panels, should these not be run to the Access Control panels?

A18: No. Routing of all CAT6 cabling for Card Readers shall be back to Hub Rooms as per the Documents.

Q19: The Docs. state that the Card Readers will be supplied by the Owner? This seems out of the ordinary. Is this correct?

A19: Yes, all Card Readers shall be Supplied by the Owner.

Q20: The Docs. state that the owners forces will supply and install the Access Control hardware after occupancy is awarded? This seems out of the ordinary. Is this correct?

A20: All hardware (Electric Strikes, door operators, etc.) is to be provided this Contract. However, all Card Readers shall be supplied and installed by the Owner's forces post-occupancy of each phase.

Q21: There will be general demolition of existing Analog CCTV and security equipment inside the phase 1 renovation space. Would this work be done by owner? Or would you like us to provide pricing?

A21: Removal and disposal of all existing CCTV devices, equipment and wiring shall be removed as part of the Work of this Contract, and included in the Contract Price.

Q22: Who is to provide the Access Control door electric strikes? They tend to be supplied by the Door Hardware supplier?

A22: All Electrical Strikes shall be supplied by the Door hardware Supplier in Contract, for installation by the Electrical Trade Contractor.

Q23: Will the door frames arrive pre-cut to accept the electric strikes from the factory?

A23: Coordinate with door frame Supplier. All new doors and frames shall be factory prepared for all hardware requirements.

Q24: Can a breakout of camera types be supplied on a drawing so I am able to quote the clients device/view requirements by location?

A24: Twenty (20) Dome type Cameras are required. Please note that three (3) of these are criss-cross installation. Thirty-two (32) 360 type Cameras are required. Please note that two (2) of these are wall-mounted, while the remainder are ceiling mounted installation. Two (2) PTZ type Cameras are required.

Q25: I am writing to clarify certain aspects of site access and staging areas as per the provided notes on Drawing A121. Note A5 indicates that the existing temporary secure fencing in the area is to remain and that keys for access to the Place of Work via Frederick Street should be obtained from the Owner. Note A4 mentions the Contractor's access for deliveries. Given that the gate specified in Note A4 is not wide enough for trucks, we would appreciate your guidance on the designated location for staging areas and bins for demolished items, as well as how we can facilitate the entry of trucks or other equipment required for removing all concrete as per Note R5.

A25: Access is available through the neighbouring property owner's laneway, from Queen Street, using the double width gate in the existing fence. Where Bidding Contractors do not believe that access through the existing gate is sufficient, then they shall make their own arrangements for access from Frederick Street, including all necessary road closures, permits, temporary measures, etc., by the Bidding Contractor. All such costs are included in the Bid Price.

Q26: During the site walkthrough, we noticed a significant amount of furniture and miscellaneous items present in the building. This will considerably increase the demolition scope of work. Could you please confirm whether we are expected to include the removal and disposal of all existing furniture and miscellaneous items in the building as part of our pricing?

A26: Existing Furniture and Equipment shall not be included in removal and disposal from the site. Such Furniture and Equipment shall remain on site for the duration of the construction. However, Contractor shall include in their Bid Price for the relocation of all loose items to an existing storage room in the basement. Protect against damage. All fixed kitchen equipment shall remain.

Q27: Documents have been reviewed but I did not find any specs for Epoxy flooring. As per room finish schedule, there are a few rooms that call for Epoxy flooring. Can you please clarify if there is Epoxy flooring required and if specs will be provided?

A27: Refer to A6.

Q28: Please provide a list of site attendees

A28: List of pre-bid meeting attendees can be found on Bids&tenders website.

Please see the screenshot below:

Site Meetings

The following are the meeting times and locations for the bid:

Meeting Location	Description	Date / Time	Mandatory Me...	Meeting Document
84 Frederick St. Enter from laneway at Queen Street to rear of property.	PPE required: Safety footwear required	Thursday January 16, 2025 01:30 PM to 02:30 PM (EST)	No	 Download