



## **Q25-020 - Mill Courtland Community Centre Addition**

### **Addendum #3**

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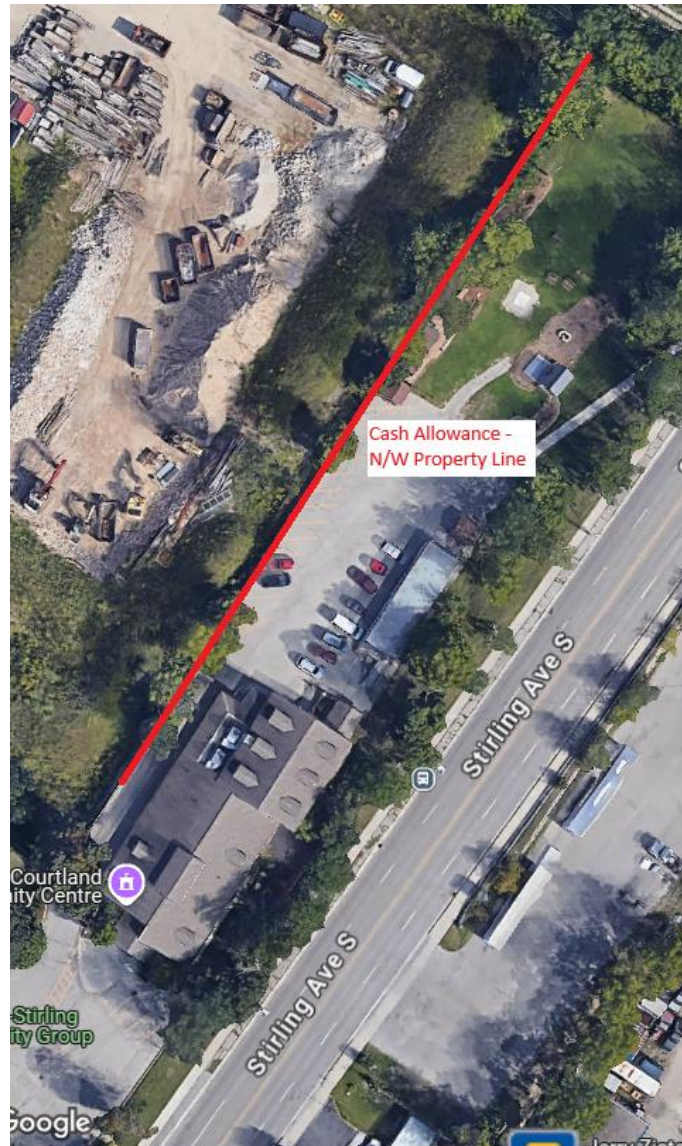
April 1<sup>st</sup>, 2025

This Addendum is issued for the purpose of clarifying, amending or revising information contained in the Contract Documents.

**Please note the following changes to the above noted solicitation:**

#### **CASH ALLOWANCE:**

- **North West Property Line Low Impact Excavation cash allowance: \$40,000**
  - This cash allowance is to be used only along the northwest property line (see image below – red line), as the tree preservation plan does not identify affected trees along this area of work. For bidding purposes, the contractor should assume standard excavation and removal processes along this property line. This cash allowance does not apply to other areas where the Arborist Report or Tree Preservation Plan specifies requirements for low-impact / soft excavations.



### ***Question 1:***

I would like to confirm whether the installation of siding on the back of the wall is required according to detail 5/A403. If it is, do we also need to install siding on the sloped areas? As per the RCP, we will be installing an aluminum soffit, which will cover the interior area, so the siding will not be exposed. (Wall Section A403-5)

***Answer 1:*** The siding on the back wall is required because the aluminum soffit to be installed is replacing the existing slope soffit. Provide siding as detailed in 5/A403. Refer to the updated architectural reflected ceiling plan on drawing sheet A208.

### ***Question 2:***

Please provide concrete toe wall detail.

**Answer 2:** *Refer to the attached Civil Addendum #1 dated March 27, 2025.*

**Question 3:**

The new sloped concrete walkway with guiderail to Stirling Ave is specified as concrete sidewalk per detail on DWG C500. However, Detail 9 on DWG A106 specifies 150mm concrete floating slab with 15M rebar. Please clarify as there is a significant cost difference between the two details.

**Answer 3:** *Provide new sloped concrete walkway with guardrail as per detail 9/A106.*

**Question 4:**

Please provide detail for pup CB203

**Answer 4:** *Due to the shallow invert, a standard catch basin may not be able to accommodate a normal frame and grate. If not, we would suggest a "PUP" Catch basin which has an inset frame and grate. Refer to the attached Civil Addendum #1 dated March 27, 2025.*

**Question 5:**

As per Structure Drawing S203 Grid A there is only one post for the Perforated Screen. Do we need to include sub framing for the installation of 3 perforated panels? Please provide the Section view.

**Answer 5:** *Refer to structural details 3/S501, 4/S503 and architectural details 4/A406 & 5/A406 for connection details and sections.*

**Question 6:**

Is there any roof anchoring system or fall protection system required??

**Answer 6:** *A fall protection system or anchoring system is not required.*

**Question 7:**

Could you please submit the following manufacturer to replace Hufcor listed in the spec with our supplier, Kwik-Wall, as an approved alternate to subsection 2.1.3.4 of 10 22 39 for me? Hufcor, went out of business and their IP was purchased by Kwik-Wall.

1. Kwik-Wall Model 2030 - Folding Panel Partitions (Section 10 22 39)

Kwik-Wall, one of the industry leaders, produces a range of operable partitions that meet and exceed the specifications of the current specified products, including providing a 5-year and 10-year warranty, double the industry standard at a significantly lower price.

All applicable documents including product data and specification info are attached and further info can also be viewed at the following links for the KW 2030.

**Answer 7:** *Kwik-wall appears to be an acceptable product. The alternative product must meet or exceed original product specifications. In this case the folding panel partition in the multi-purpose room 131 must work with the jogged bulkhead condition. The contractor must provide shop drawings to show that the folding panel partition works with this bulkhead detail.*

**Question 8:**

PLEASE ask what is a 8100 double case header ( is this a full length header to be prep for a manual closer ?

**Answer 8:** *The double case header spans the full width of the opening and houses the mechanical closer inside.*

**Question 9:**

What is a cm-7536ss/4 ss cm75sb? we see a cm 7536ss/4 on in the Camden catalog

**Answer 9:** *The CM-7536ss/4 are the column style push buttons that we changed from stainless to aluminum. Refer to the updated hardware specification package prepared by Knell's Door and Hardware issued in Addendum #2.*

**Question 10:**

Please identify the Bid validity period for this project.  
Do we need to provide a bid bond / agreement to bond on tender submission?

**Answer 10:** *The City does not use bid bonds as all procurements are non-binding contract up until execution of required documents.*

## **Architectural Drawings**

1. ARCHITECTURAL DRAWING SHEET A001 OBC MATRIX AND LIFE SAFETY PLAN
  - a. Revised detail 1/A001 First floor life safety plan
  - b. Revised detail 2/A001 Part site life safety plan
2. ARCHITECTURAL DRAWING SHEET A101 OVERALL SITE PLAN
  - a. Updated Site statistics
3. ARCHITECTURAL DRAWING SHEET A102 PART SITE PLAN
  - a. 8 new Roughin for EV charger stations
4. ARCHITECTURAL DRAWING SHEET A103 PART SITE PLAN
  - a. Increase in width of concrete sidewalk near public sloped walkway
  - b. Revisions to public sloped concrete walkway
5. ARCHITECTURAL DRAWING SHEET A204 OVERALL FIRST FLOOR PLAN
  - a. New wall type "P1A"
  - b. Move door 106 for min 300mm clearance on latch side of door
6. ARCHITECTURAL DRAWING SHEET A205 ROOF PLAN
  - a. Revised roof assembly for "R1" roof type
  - b. Revised roof assembly for "R1A" roof type
7. ARCHITECTURAL DRAWING SHEET A206 ENLARGED NEW FLOOR PLAN ADDITION
  - a. New gang brush wall plate at Recording studio room 133
8. ARCHITECTURAL DRAWING SHEET A207 ENALRGED NEW FLOOR PLAN RENO
  - a. New wall type "P1A"
9. ARCHITECTURAL DRAWING SHEET A208 OVERALL REFLECTED CEILING PLAN ADDITION/RENO
  - a. Provide "C3" ceiling type for Janitor's room 110
  - b. Addition annotation at existing canopy "sloped soffit"
10. ARCHITECTURAL DRAWING SHEET A301 BUILDING ELEVATION
  - a. Additional drawing annotations
11. ARCHITECTURAL DRAWING SHEET A401 BUILDING SECTIONS
  - a. Additional paint scope shown on detail 5/A401 in Antiquity/Banquet Room 123
12. ARCHITECTURAL DRAWING SHEET A403 WALL SECTION
  - a. Revised detail 5/A403
13. ARCHITECTURAL DRAWING SHEET A703 INTERIOR ELEVATIONS

- a. Revised detail 7/A703 & 9/A703 to show gang brush wall plate
- 14. ARCHITECTURAL DRAWING SHEET A901 ROOM AND DOOR FINISH SCHEDULE
  - a. Updated room finish schedule
  - b. Updated door and frame schedule

### **Structural Drawings**

- 15. STRUCTURAL DRAWING SHEET S202 LOW ROOF FRAMING PLAN
  - a. Additional details at the existing entry canopy (south)
- 16. STRUCTURAL DRAWING SHEET S203 HIGH ROOF FRAMING PLAN
  - a. Revision to lower beam in Multipurpose room 131
- 17. STRUCTURAL DRAWING SHEET S503 SECTIONS
  - a. New details 5/S503, 6/S503, & 7/S503.

### **Landscape Drawings**

- 18. LANDSCAPE DRAWING SHEET L1 LANDSCAPE PLAN OVERALL SITE
  - a. Refer to the attached revised drawing sheet dated March 31, 2025
- 19. LANDSCAPE DRAWING SHEET L2 LANDSCAPE PLAN ENLARGEMENT AREAS
  - a. Refer to the attached revised drawing sheet dated March 31, 2025
- 20. LANDSCAPE DRAWING SHEET L3 LANDSCAPE DETAILS & SPECIFICATIONS
  - a. Refer to the attached revised drawing sheet dated March 31, 2025

### **Civil Addendum**

- 21. Refer to the attached Civil Addendum #1 dated March 27, 2025

Bidders shall acknowledge receipt of all addenda through the City's bidding system prior to submitting their Bid.