



Friday, July 4, 2025

**DOCUMENT - 2025-366T
HELIPORT RETROFIT IMPLEMENTATION AT 13653 MCLAUGHLIN ROAD,
CHELTENHAM, PEEL REGIONAL POLICE FACILITY
ADDENDUM 3**

Number of Pages: 6 + Drawing (1 page)

Referring to the above Document 2025-366T - Heliport Retrofit Implementation at 13653 McLaughlin Road, Cheltenham, Peel Regional Police Facility, please note the following:

1. **CLOSING DATE:**

The closing date has been changed to read on or before:

**12:00 noon local time
TUESDAY, JULY 8, 2025**

2. **Electrical:**

General

Fire alarm system shall be provisioned with the following zones:

- Alarm:
 - Ground Floor
 - Second floor
 - Office Stairwell
- Supervisory:
 - Generator Running
 - Generator Trouble
- Relay:
 - Large Hanger Circulation Fan shutdown

Drawing E-103 (drawing not re-issued)

Provide smoke detector at the top of the office area stairwell in lieu of heat detector

3. **Structural:**

Drawing S-001 General Notes and Details (New Drawing Issued)

New drawing issued detailing concrete housekeeping pad for backup generator

4. **Attachments:**

- **New Drawing S-001 General Notes and Details (1 – 24x36”)**

5. **Specifications:**

Delete: Specification section 01 21 00 clause 1.2.10 in its entirety

Replace with:

1.2.10 List the amount of each allowance, for each work specified in each respective specification Section as follows:

- .1 Section 32 31 16 Welded Wire Fences and Gates include allowance of \$800,000 for purchase and installation of Non Air-Side Site Work, existing fence removal and new fence gates installation.
- .2 Section 10 14 00 Signage include allowance of \$50,000 for purchase and installation of Signage (vendor).
- .3 Division 26 Electrical include allowance of \$150,000 for purchase of Backup Generator, ATS, Connection Box
- .4 Division 1 Include allowance of \$10,000 for utility locates
- .5 Division 1 Include allowance of \$50,000 for relocation of existing septic system
- .6 Division 1 Include allowance of \$400,000 for supply and installation of new fuel tank

Referring to the above Document 2025-366T - Heliport Retrofit Implementation at 13653 McLaughlin Road, Cheltenham, Peel Regional Police Facility, please note the following responses to questions raised:

Question 1:

In regards to notes 4 and 5 on drawing ES101, provide the specification and part number of the GATLORLINK component and detailed information for the card reader to control the pedestrian gate.

Answer 1:

All card readers supplied and installed by owner and/or owner's security vendor. Integration of card readers is by gate/fence installer.

For the GATORLINK system, provide Hybrid Cable type FCP16907-xxx where xxx represents the cable length. Exact cables lengths to be coordinated by contractor. Exact part numbers for remaining components to be coordinated by contractor. System shall include outdoor rated 1-Port Gatorlink units in addition to 2U rack-mount head end power/patch panel including power supply modules and media modules, in addition Allow for minimum (1) spare of all modules and devices excluding 2U power/patch panel and hybrid cable. Power supplies and media modules shall be provided with minimum 20% spare capacity for future use.

Question 2:

Note on drawing E101 related to fuel tank (by others) is making reference to responsibility of electrical contractor. Also, it indicates that additional information will be

provided in regards to tank and pump design. Due to lack of information, clarify that no work related to fuel tank is part of this Contract. If electrical scope related to fuel tank is part of this Contract, provide additional information.

Answer 2:

All scope of work pertaining to the new fuel tank including directly related electrical scope shall be carried under the new fuel tank cash allowance.

Question 3:

The cash allowances listed in Specification Section 01 21 00, item 1.2.10 do not total up to the amount of \$ 1,060,000 shown on the Schedule of Prices. Is there a cash allowance that should have been included in the list or is the amount in the schedule of prices incorrect?

Answer 3:

Refer to the specification updates included in this addendum in addition to the revised bid form.

Question 4:

What is the anticipated award date and commencement date of the project?

Answer 4:

The submission review and award process takes two to three weeks from the Bid Closing date. The project shall commence right after award.

Question 5:

RFT Document, item 11.1 indicates Ready-for-Takeover date by August 29th, 2025. Please note that due to current market conditions and delivery times, noted date is not feasible. Also, Section 01 32 16.19.1.1.4 indicates Substantial Performance date of July 30th, 2025.

Answer 5:

See Addendum 2.

Question 6:

What is start date and duration of work described as a part of Cash Allowance #3 - removal of existing fence and provision of new fence.

Answer 6:

Refer to Addendum #2, Question 6.

Question 7:

What is delivery date and duration of installation of work described as a part of Cash Allowance #5 - generator, ATS, Load Bank, Connection Box.

Answer 7:

Refer to Addendum #2. Question 7.

Question 8:

What are delivery dates of items indicated as supplied by the Owner: heliport perimeter lights, obstruction lights, illuminated windcone, heliport lighting controller

Answer 8:

All deliverables indicated to be supplied by the Owner per the substantial performance indicated in Addendum #2 , Question #5. Owner supplied will follow within the duration, that allow for reasonable installation.

Question 9:

Clarify following in regards to Cash Allowances:

Items #1 and #2 listed in Table 5 of Online Bidding System are not listed in Section 01 21 00 Allowances

Answer 9:

Follow the Online Bidding System

Question 10:

Confirm that Cash Allowance #3 includes for all new fence installation (not just fence gates as indicated in description)

Answer 10:

Includes all new fence installation per drawings.

Question 11:

Confirm that Cash Allowance #4 includes for supply and installation of all fence required (i.e. as shown on drawing A-901 and detail 1/C502). Is there any other work part of noted Cash Allowance (noted as 'Non Air-Side Site Work').

Answer 11:

See response to Addendum # 3, question 10.

Question 12:

Section 01 45 00.1.2.1 indicate payment for inspection and testing services from Cash Allowance. Noted Allowance is not identified.

Answer 12:

Amount to be determined if any testing and inspection is required as an addition after award.

Question 13:

Based on information received during Site Visit (in regards as Generator being part of this Contract and not Cash Allowance), please consider extending closing date for two (2) weeks (request takes in consideration Canada Day holiday and the fact that in lot of businesses there will be extra days holidays during that week). Clarification on generator is required a.s.a.p. so pricing can be procured in timely manner.

Also due to long term delivery for generator as well as some other items (i.e. 'Liebert' ACU and CU) provide more realistic expected completion dates of project.

Answer 13:

Closing Date has been amended to July 8, 2025.

Question 14:

Clarify warranty required: Supplementary Condition SC 49 GC12.3 indicates 24 months warranty; Section 26 05 01.1.17.1 indicates 1 year warranty.

Answer 14:

SC 49 GC12.3 to be followed.

Question 15:

Due to still outstanding responses to previously submitted RFI's, anticipated changes to Tender Documents as well as the fact that there will be general slowdown next week due to Canada Day holiday, please extend closing day of Tender to no earlier than July 10th.

Answer 15:

Closing date has been amended to July 8, 2025.

Question 16:

In regards to electrical work, clarify following:

a- is system furniture coming pre-wired.

Answer 16:

The workstations in the ground floor is wired with a whip. The boardroom table is provisioned with CSA 5-15 plug-in type cables. The telecom cabling and keystones are to be provided by the awarded GC.

Question 17:

Provide size of Ground Bus Bar (note 2 on drawing E-103)

Answer 17:

Allow for Legrand Ortronics GB4X12TMGB or equal for grounding bar. Exact details to be provided following tender award.

Question 18:

Tender form indicates that the owner will supply the heliport perimeter lights; confirm whether the owner is also supplying the concrete base cans, and our scope is limited to installation only.

Answer 18:

Owner to provide base cans, the steel base cans are provided by the owner and installed by the contractor.

Question 19:

Regarding Q/A 2 of Addendum #2 - if additional information noted as to follow is not available, provide Cash Allowance for stated work.

Answer 19:

Refer to new typical underground concrete duct detail on drawing ES101 which shall be considered applicable to all buried conduit required for the scope detailed on that sheet. Refer to new structural drawing S-001 for details pertaining to the generator concrete housekeeping pad. Exact concrete pad details to be coordinated with final generator shop drawing.

Question 20:

Regarding Q/A 4 of Addendum #2 - if noted Vendor list is not available prior Tender closing, provide Cash Allowance for stated trades.

Answer 20:

Where a Vendor List is not provided prior to Tender closing, the General Contractor shall apply their best professional judgment to estimate costs for the stated trades and include appropriate values in the Tender submission.

Cash Allowances should only be included where specifically instructed in the Tender documents. In all other cases, the GC is expected to carry complete pricing based on available information, typical market rates, and project scope.

Question 21:

Regarding Q/A 33 of Addendum #2 - since extent of repair work is not clear, provide Cash Allowance for noted item.

Answer 21:

No Cash Allowance for this item, Site Visit was granted to estimate any repairs noted by the contract documents.

Janice Smith,
Procurement Advisor

1. ALL WORK SHALL COMPLY WITH CURRENT PROVISIONS OF THE ONTARIO BUILDING CODE AND NATIONAL BUILDING CODE OF CANADA (NBC), BEST TRADE PRACTICES, LOCAL AND PROVINCIAL REGULATIONS AND WITH APPLICABLE CSA STANDARDS. IN ALL CASES THE LATEST EDITIONS OF THE CODES AND STANDARDS SHALL APPLY.
2. LOCATE ALL BURIED SERVICES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING AND Dewatering NECESSARY TO UNDERTAKE THE WORK.
3. READ THESE DRAWINGS IN CONJUNCTION WITH ALL RELATED DRAWINGS AND CONTRACT DOCUMENTS.
4. VERIFY ALL DIMENSIONS ON THE STRUCTURAL DRAWINGS WITH THE REMAINDER OF THE CONTRACT DRAWINGS BEFORE CONSTRUCTION. ANY DISCREPANCIES OR ERRORS MUST BE REPORTED TO THE ENGINEER PRIOR TO STARTING THE WORK.
5. DO NOT SCALE DRAWINGS.
6. DESIGN LOADS FOR EACH PORTION OF THE STRUCTURE ARE SHOWN ON PLAN. DO NOT EXCEED THESE LOADS DURING CONSTRUCTION.
7. DESIGN LOADS INDICATED ARE UNFACTORED UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ON DRAWING ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
9. DELIVER, HANDLE AND STORE MATERIALS TO AVOID DAMAGE IN ANY MANNER.
10. MAINTAIN A SET OF DRAWINGS ON SITE & UPDATE WEEKLY WITH CONSTRUCTION RECORD INFORMATION.

UNLESS NOTED OTHERWISE ON THE DRAWINGS THE FOLLOWING MATERIALS SHALL BE USED FOR CONSTRUCTION:

- ## FOUNDATION

1. FOUND SLAB ON SOIL CAPABLE OF SUSTAINING 50 KPa (SL5).
2. SOIL BEARING CAPACITY SPECIFIED MUST BE VERIFIED BY THE SOIL ENGINEER PRIOR TO THE PLACING OF THE FOUNDATIONS AND ANY NON-COMFORMANCE WITH THE SPECIFIED MINIMUM CAPACITIES MUST BE IMMEDIATELY REPORTED TO THE STRUCTURAL ENGINEER.
3. THE DESIGN OF TEMPORARY WORKS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTROL OF THE GROUND WATER SHALL BE CARRIED OUT BY A SPECIALIZED FOUNDED CONSULTANT, EVEN WHEN THE CONTRACTOR, BEARS THE COSTS OF ANY ADDITIONAL GEOTECHNICAL INVESTIGATION AND/OR TESTING IS INCIDENTAL TO THE WORK AND WILL NOT BE CONSIDERED AS EXTRA COST TO THE OWNER.
4. PROTECT SOIL FROM FREEZING ADJACENT TO AND BELOW SLAB AT ALL TIMES.
5. SOFT AREAS UNCOVERED ON EXCAVATION SHALL BE SUB EXCAVATED TO SOUND MATERIAL AND FILLED WITH GRANULAR A' COMPACTED TO 98% SPMD.

1. CONCRETE MATERIAL AND METHODS OF CONCRETE CONSTRUCTION SHALL CONFORM TO CSA-A23.1
2. FORMWORK AND TOLERANCES IN ACCORDANCE WITH THE LATEST VERSION OF THE APPLICABLE CODES AND STANDARDS AS REQUIRED BY THE PROJECT SPECIFICATIONS.
3. SUBMIT REINFORCING SHOP DRAWINGS BEFORE FABRICATION FOR REVIEW BY THE ENGINEER.
4. REINFORCING IS TO BE GENERALLY IN ACCORDANCE WITH RISC MANUAL OF STANDARD PRACTICE (LATEST EDITION), SPLICES SHALL CONFORM TO "TABLE OF CLASS 'B' TENSION LAPS AND STANDARD 90° HOOKS".
5. THE CLEAR DISTANCE BETWEEN REINFORCING STEEL AND SURFACE OF CONCRETE SHALL BE AS FOLLOWS: FORMED CONCRETE EXPOSED TO WATER, WEATHER: 50mm CONCRETE PLACED AGAINST EARTH: 70mm
6. ALL REINFORCING STEEL PLACEMENT TO BE INSPECTED BY THE ENGINEER BEFORE PLACING THE CONCRETE
7. NO WELDING OF REINFORCING BARS SHALL BE PERMITTED, UNLESS APPROVAL IS OBTAINED FROM THE ENGINEER PRIOR TO CONSTRUCTION.
8. PROTECT ALL AREAS WHERE CONCRETE IS TO BE PLACED WITH A MINIMUM OF 50mm THICK "MUD" MAT WHICH WILL FUNCTION AS A WORKING MAT ONLY AND WILL NOT BE CONSIDERED TO PROVIDE A CONTRIBUTION TO THE OVERALL SLAB THICKNESS.
9. DO NOT SAWCUT OR DRILL THE SLAB, UNLESS SPECIFICALLY SHOWN AND DETAILED ON THE DESIGN DRAWING.
10. ALL REINFORCING BARS SHALL BE SUPPORTED IN THE FORMS AND SPACE WITH STANDARD ACCESSORIES SO THAT THERE IS NO MOVEMENT DURING CONCRETE PLACEMENT
11. ALL CONCRETE SURFACES TO BE TROWELED FINISHED.
12. CURE CONCRETE IN ACCORDANCE WITH CSA-A23.1 FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT OF CONCRETE. CONCRETE CURING SHALL BE DONE BY MOIST CURING, MOISTURE RETAINING COVER, CURING COMPOUND, OR BY COMBINATION OF THESE METHODS.
13. PRIOR TO PLACING OF CONCRETE OBTAIN CONSULTANT'S APPROVAL OF PROPOSED METHOD FOR PROTECTION OF CONCRETE DURING PLACING AND CURING IN ADVERSE WEATHER.
14. COLD WEATHER CONCRETING: CONSTRUCTION PROCEDURES AND REQUIREMENTS AS PER CSA-A23.1 FOR COLD WEATHER CONCRETING.
15. HOT WEATHER CONCRETING: CONSTRUCTION PROCEDURES AND REQUIREMENTS AS PER CSA-A23.1 FOR HOT WEATHER CONCRETING AS DEFINED.



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A No.	2025.06.27 Date	ISSUED FOR ADDENDUM No. 3 Description	S.A. By



DESIGNED BY

APPROVED BY _____

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PROJECT NAME

HELIPORT RETROFIT

SHEET TITLE:

GENERAL NOTES AND DETAILS

DISCIPLINE

STRUCTURAL

DRAFTER:	EE	SCALE:	AS NOTED
DESIGNER:	FS	DATE:	06.27.25
APPROVER:	WE	CHECKER:	WE
PROJECT No:	Z0022639	DRAWING No:	S-001
SHEET No:	1 of 1		