

ADDENDUM # 4

RFP NO. CW25733

for

**GEORGIAN BAY GENERAL HOSPITAL
PHARMACY MODERNIZATION PROJECT**

1. GENERAL

This Addendum is issued in accordance with Section 2.13 Amendments to the RFP of the amends the original RFP and associated documents as set out below. The revisions shall become part of the RFP documents and change the original RFP documents only in the manner and extent stated.

This Addendum shall be attached to the above noted RFP and shall form an integral part of the RFP. The contents of this Addendum shall be brought to the attention of all concerned.

2. CHANGES

1. Add Other Material Disclosure to RFP Scope of Work Schedule and the following:

- a. clarification on the schedule for moving furniture and equipment:

“Prior to the commencement of phase 1, the Owner requires three (3) business days to move furniture items and equipment to make the space in phase 1 available to start work.

Prior to the commencement of phase 3 (during phase 2), the Owner requires three (3) business days to move furniture items and equipment to make the space in phase 3 available to start work. Items in phase 2 space will move into the complete phase 1 space.

Proponent must account for this in their project schedule submitted as part of Appendix 3 – General Requirements.”

- b. notification for required building shutdowns:

“Contractor must notify the Owner for any building shutdowns such as for plumbing and electrical work. The Owner requires one (1) week of notice for plumbing work and two (2) weeks of notice for electrical work.

2. Amend Appendix 3 – General Requirements; Section 4 Project Approach and Timelines by deleting the notes on Ready for Takeover Date.

As per this Addendum, the Proponent must provide a Ready for Takeover date as part of the response to this criteria.

3. Amend Appendix 4 – Price Form. Refer to enclosed; changes in Red.
4. Clarification – As part of Addendum 2, the following Site Meeting Attendee requested a correction to their Company Name to the following:

- Acecon General Contracting Inc

3. DOCUMENTS ISSUED UNDER THIS ADDENDUM

1. GBGH Pharmacy - Tender Package Addendum #4
2. Supplementary Conditions_Addendum 4
3. Appendix 4 - Price Form_Addendum 4

4. QUESTIONS AND ANSWERS

Question 1: In Appendix 3.2 Company Project Experience (d) Proponents should describe the relevant experience of mechanical and electrical contractors as it relates to those projects. (provide the name and experience of key sub trade staff that will be assigned for the duration of the project.) and their role in a minimum of three similar healthcare renovation projects.

At this time we can not predict what subtrades will bid on this tender, so naming the Mechanical and Electrical Contractor is not feasible. Can the section be generic, not listing a subcontractor by name but a narrative on the roles and responsibilities for each?

Answer 1: No changes made.

Question 2: Does GBGH have Vendor of Record (VOR) listings for prequalified Mechanical and Electrical (M&E) subcontractors?

If yes, please provide Proponents with a copy of these 2 VOR listings

Please advise as to whether it is mandatory for Proponents to only obtain quotes from the M&E firms on these 2 VOR listings

Answer 2: There are no prequalified vendors except Sprinkler/Fire Protection work must be completed by VIPOND as per Addendum 2.

Question 3: For the following Scopes of Work does GBGH have already prequalified firms:

- BAS Controls
- Sprinkler / Fire Protection
- Nurse Call

- Security
 - I.T.
 - And any others that may be applicable for this Project
- If yes:

Please provide Proponents with a copy of the listing of prequalified specialty trade subcontractors

Please advise as to whether it is mandatory for Proponents to only obtain quotes from these specialty trade subcontractor

Answer 3: There are no prequalified vendors except Sprinkler/Fire Protection work must be completed by VIPOND as per Addendum 2. There is no Nurse Call System requirement in this project. For Security Cameras, Met Scan has been previously engaged at GBGH, however any vendor may be considered.

Question 4: Please confirm if Unionized trades are required.

Answer 4: No.

Question 5: Are there any base bid trades or vendors such as sprinkler/fire protection or BAS/Controls?

Answer 5: Refer to Answer 2. Sprinkler/Fire Protection work must be completed by VIPOND as per Addendum 2.

Question 6: Please confirm we should consider the construction schedule specified on Bonfire - to start the project in March 2026 and the Ready for Takeover date must occur before the end of July 2026.

Answer 6: Refer to Changes above – Assume a start date of March 12, 2026. Proponent to provide a Ready for Takeover date in the response to Appendix 3 General Requirements; 4. Project Approach and Timelines of this RFP.

Question 7: Since Monday February 16th is a holiday, would it be possible extending the closing date from the Tuesday right after the holiday?

Answer 7: Refer to Addendum 3; closing date is extended to February 19, 2026 at 2:00PM.

Question 8: Who is existing Base Building Fire Alarm Manufacturer/Approved Contractor? The drawings mention "Include testing and verification. Retain service of approved GBGH Fire Alarm Contractor to perform all fire alarm work"

Answer 8: Refer to Answer 2. Sprinkler/Fire Protection work must be completed by VIPOND as per Addendum 2.

Question 9: What is the substantial completion date intended by the owner for the project?

Answer 9: Refer to Answer 6.

Question 10: On page 55 of the RFP document the following is stated "Labour: Proponent shall describe and demonstrate that they meet or exceed Environmental and Labour Laws in the Provinces (Ontario) where MMC Members are located". This is the 1st time that we have ever seen such a requirement in any Mohawk Medbuy administered RFP and Tender. Please advise Proponents on how exactly they are to "demonstrate that they meet or exceed Environmental and Labour Laws in Ontario".

Answer 10: Proponents can outline an overview of their policies for ie. meeting criteria established under Ontario's Employment Standards Act with regards to hours of work for staff, payment of wages, safe working conditions etc; compliance to Ontario's environmental requirements in respect to recycling; waste management etc.

Question 11: At the bottom of page 55 of the RFP document it states "Proponents should describe the relevant experience of mechanical and electrical contractors as it relates to those projects". We would like to respectfully request the deletion of this requirement since we do not see how the provision of this information from our Past Projects has any bearing on the GBH Pharmacy Modernization project.

Answer 11: No changes made.

Question 12: Please confirm that the Purchaser has secured, and paid for, the required Building Permit for this project.

Answer 12: Confirmed.

Question 13: Please confirm the scopes of work that must occur outside of the regular working hours.

Answer 13: GBGH is not able to answer this question at this time; the successful Proponent will work with GBGH after award.

Question 14: Please advise as to whether the successful Proponent's crew members, and their subcontractors, are going to be provided with designated parking spaces (if yes, how many and at what cost per month)?

Answer 14: GBGH has contractor parking at the rear on a first come, first serve basis or paid parking is also available in the main parking lot (details: https://gbgh.on.ca/gbghmedia/GBGH_ParkingPolicy_January2025.pdf)

Question 15: Please advise as to whether the successful Proponent is going to be provided with a designated spot for placement of a garbage bin?

Answer 15: A touchdown space can be provided for a supervisor, space for a storage container outside can be provided.

Question 15: Are there any IPAC requirements?

Answer 15: As noted in Specifications Section 01 35 13 1.7 Infection Prevention and Control Procedures applies to the entire project. Any above ceiling work outside of the area of work will need to be completed in hoarding booth which will be provided by Owner.

Question 16: Has the Building Permit been applied for and/or attained yet? If not, this will delay start of the work by 4+ weeks, with the actual timeline being unknown, and in direct conflict with the \$1500/day Liquidated Damages clause.

Answer 16: Building Permit in place.

Question 17: The Architectural Specifications state that the "Owner shall apply and pay for the building permit", while the RFP states "Preferred Proponent must obtain all permits, licences and approvals.....the costs of obtaining such permits, licences.....paid for by the Proponent" Is the application by the Owner or the contractor? Is the cost of the building permit to be paid by the Owner or the Contractor?

Answer 17: Building Permit is only one type/aspect of permit. Building Permit has been received and paid for by Owner. GC is responsible for all other aspects i.e. occupancy permit, closing of permit, testing and approvals required by authorities having jurisdiction...

Question 18: We see the start date of March 2026. We need an exact date to assess Liquidated Damages accurately, as this window could add up to \$45,000 in Liquidated Damages cost.

Answer 18: Refer to Answer 6.

Question 19: We see the substantial completion of the project “estimated to be on or around June 2026”. We need a firm date as we must assess Liquidated Damages accurately, as the negative impact of the Liquidated Damages could be very significant.

Answer 19: Refer to Answer 6.

Question 20: Based the time required for the phasing of the project, shop drawings, possible permit approval delays, supplier lead-times, etc....we foresee a more reasonable project timeline be to start the work on site be approximately 1 month after award, and completion being approximately 3 months after mobilization.

Answer 20: No question to answer.

Question 21: Request for Proposal Document Item 1.8.2 (Page 9) requests “commencement End of February 2026 and Ready for Takeover End of June 2026” – Does this duration take cognisance of all long-lead and specialty items included within the issued for Tender Design? Eg. Interlock Hardware, Custom Stainless Steel Casework that have to be procured after Contract Award, Purchase Order release, overall Shop Dwg submission, review and approval duration, and then manufacture & deliver to site duration, where clearly, they will not meet this timeframe.

Answer 21: Refer to Answer 6.

Question 22: Supplementary Conditions SC-4 – Confirm that the issued Tender design is in full cognisance of the existing conditions, As-Built information and that the required inspections and investigations have already been undertaken to mitigate any impact of existing conditions. Based on the time afforded to the Consultant team we would anticipate the issued for tender design has considered this since, it would be unreasonable to assume the Contractors implemented this within a 1-hour Site Visit timeframe within a fully functioning hospital environment where access to all areas was simply not permitted.

Answer 22: No changes to Supplementary Conditions SC-4.

Question 23: Supplementary Conditions SC-5 – Confirm the Liquidated Damages amount of \$1,500 per Day is a genuine pre-estimate of the Owners likely loss? Or, has this clause been included as a penalty to be imposed on the Contractor regardless of whether any loss occurred? Since no Bonus provision for the Contractor completing the project early has been included, it would be entirely unreasonable to include for an unenforceable clause that seeks to punish the Contractor with Liquidated Damages that are punitive in nature, rather than compensate the client where actual loss has been established from a delay encountered. We would request this clause is removed in its entirety especially since the issued for tender design includes custom fabricated items that will not be available on site within Phased Construction and ultimately push the project past this requested timeframe. This is entirely out of the Contractors control as the Contractor did not specify products or produce the design.

Answer 23: Owner amends SC-5 as follows and refer to amended Supplementary Conditions enclosed:

SC-5 Add new paragraphs 4.6 to Article A-4 as follows:

“4.6 The Contractor acknowledges that the Owner will suffer real and significant losses if the Contractor fails to attain Ready-for-Takeover by the Ready-for-Takeover Date. Therefore, if the Contractor is able to achieve Ready-for-Takeover 10 calendar days prior to the Ready-for-Takeover date that an amount of \$15,000 will be paid as a performance bonus to the Contractor. Therefore, if the Contractor fails to achieve Ready-for-Takeover by the date that is 10 calendar days after the Ready-for-Takeover Date then the Contractor shall be liable to the Owner for liquidated damages in the amount of \$1500.00 for each day or part day of delay until Ready-for-Takeover is achieved. The parties agree that such liquidated damages are not a penalty and represent a reasonable, fair and genuine pre-estimate of losses to the Owner anticipated to result from the Contractor’s delay in achieving Ready-for-Takeover by the Ready-for-Takeover Date.”

Question 24: Spec Section – 01 35 13 Item 1.5.1.2 Does the requested compressed project duration account for this 25-day timeframe? Or, has this section been included from another project in error?

Answer 24: Refer to Changes above.

Question 25: I would like to request that all the information indicated in Supplementary Condition SC-4, Clause 1.5 be provided with the tender documents or else it be removed.

Answer 25: No changes to Supplementary Conditions SC-4.

Question 26: Is there a preferred base building data/comms contractor that should be used?

Answer 26: No.

Question 27: Are there any mandatory subtrades that must be carried by general contractors?

Answer 27: Refer to Answer 2.

Question 28: Please confirm the site visit was mandatory for general contractors only.

Answer 28: Confirmed.

Question 29: Is there any work in this contract that the client needs to be done as "weekend work" to minimize disruption?

Answer 29: Nothing of note at this time based on what is known of the project scope by the Owner.

Question 30: Please clarify cash allowance amounts as Appendix 4 Bid Form calls for \$50,000 unforeseen site conditions cash allowance yet Spec section 01 21 00 Allowances calls for a total of \$80,000 cash allowance (\$10,000 fire separation remediation, \$50,000 plumbing & \$20,000 additional mechanical demo).

Answer 30: Cash Allowance amounts to be as listed in Specifications Section 01 21 00 Allowances. Refer to amended Appendix 4 – Price Form enclosed.

Question 31: Please clarify if there are any pre-qualified Mechanical, Electrical or other specialty trades bidders would be required to carry in their price. Please also provide contact info for any base building vendors bidders would be required to carry in their price (i.e nurse call, fire alarm, controls, security, etc.)

Answer 31: There are no pre-qualified Mechanical, Electrical or other specialty trades aside from Vipond for Fire Protection systems. All other items to be as noted in the Specifications.

Question 32: Section 00 31 00 notes there are 2 DSSR prepared and a GBGH Contractor Regulations document that are available but have not been attached. Please provide DSSR's & Contractor Regulations documents.

Answer 32: Refer to Addendum 3.

Question 33: Specs call for \$80,000 cash allowances and front end document for \$50,000 cash allowances. If we are going with specs, please clarify if \$50,000 is the total plumbing scope and if \$20,000 is the total plumbing demo, including scanning and floor cutting. If it is, we consider mechanical price consists of HVAC only.

Answer 33: Refer to Answer 30.

Question 34: Provide specification for the Doorbell/PB, Note 6 on E302.

Answer 34: Refer to Electrical Addendum EA-02 issued in this Addendum.

Question 35: Please confirm that you need rough ins from each data outlet directly to data rack, as per Det 2 on E502?

Answer 35: Home run conduits or using plenum rated cables with J hooks in ceiling space is acceptable.

Question 36: No power circuits shown for the power layout on E302. Please clarify.

Answer 36: Refer to Electrical Addendum EA-02 issued in this Addendum.

Question 37: Please clarify who provides PA Speaker, if electrical – provide specification and wiring diagram.

Answer 37: New PA speaker to match existing and connect to existing PA zone.

Question 38: Do you require Security System Price to be provided by Electrical, Div 16? If yes, please provide contact for the Approved Access Control contractor. The drawings mention "Refer to drawing E-501 for Door Access Control requirement. Retain service of approved GBGH Access Control Contractor to perform all required door access control work."

Answer 38: Security System Price to be provided by Electrical, Div 16. GBGH's current provider is Surelock Homes Ltd however any Security service provider that has extensive knowledge of Salto operations is acceptable.

Question 39: The cash allowance amounts and scopes noted in Appendix 4 – Price Form differ from those outlined in Section 01 21 00 of the Specifications. Please clarify. Additionally, please provide further details regarding the Plumbing allowance (\$50,000) and the Additional Mechanical Demolition allowance (\$20,000) referenced in Section 01 21 00.

Answer 39: Refer to Answer 30.

Question 40: Please confirm whether any abatement work is required for this project. If required, please provide details.

Answer 40: These have been issued in Addendum 3.

Question 41: Within Appendix 4 – Price Form of the RFP document it mentions that there is 1 Cash Allowance for \$ 50,000 for “Unforeseen Site Conditions”. On page 2 of Section 01 21 00 (Allowances) of the Architectural Specs document there are 3 Cash Allowances listed totalling \$ 80,000. Please confirm for Proponents as to which document correctly specifies the required Cash Allowances for the GBGH Pharmacy Modernization project.

Answer 41: Refer to Answer 30.

Question 42: Please confirm that the Purchaser has secured, and paid for, the required Building Permit for this project.

Answer 42: Confirmed.

Question 43: Please advise as to whether there are any asbestos containing materials within this Project's footprint that will require abatement? If yes, will a Cash Allowance be provided to cover this Scope of Work?

Answer 43: Reports pertaining to Designated Substances have been issued in Addendum 3. Abatement of any designated substances is to be within Contractor scope.

Question 44: Please advise as to whether there are any asbestos containing materials within this Project's footprint that will require abatement? If yes, will a Cash Allowance be provided to cover this Scope of Work?

Answer 44: Reports pertaining to Designated Substances have been issued in Addendum 3. Abatement of any designated substances is to be within Contractor scope.

Question 45: Please confirm preferred manufacturer of proposed plenum rated Cat.6A cabling solution - provided on drawing E-303, drawing keynote 1.

Answer 45: Commscope, Belden or Panduit.

Question 46: Spec Section – 01 13 00 – Confirm duration required for Owners Decant & Transfer applicable to each Phase and advise if these have been recognised within the requested overall duration for the project.

Answer 46: Prior to Phase 1, allow 3 days for decant. Prior to Phase 3, allow 3 days for decant.

Question 47: Spec Section – 01 31 00 Item 1.3.9 - Confirm the Tender Design has been coordinated with the As-Built documents and information, with the Consultant Team having completed their On-Site investigations and the issued for Tender design is in full recognition of findings?

Answer 47: The specification paragraph mentioned in the question refers to the Contract Document requirement for the Contractor to prepare interference drawings for the Work. These drawings are produced after the successful Contractor assumes control of the construction area, when they can perform investigations of existing conditions. The intent of these drawings is to confirm the existing conditions within the construction area, to demonstrate how the design will be accommodated, and to capture any possible conflicts before work proceeds. The Contractor's observations of site conditions captured in the interference drawings will include those known at the time of design as represented by the Contract Documents, and importantly, conditions that were not known at the time of design.

Question 48: Is the S-2 sink being supplied by the general contractor with mechanical contractor supplying the faucet and accessories?

Answer 48: Yes

Question 49: Spec Section – 12 36 53 – 2.2.3 States “sink sizes as indicated”. Stainless Steel sink is tagged as S-2 on drawing M-251 and noted on Plumbing Schedule on M-002 to be integral to counter. No indication of size given. Please confirm sink size required for elevation 16/A800. Alternatively shown on 1 & 2/A831.

Answer 49: Refer to Question/Answer 49. Sink is integral to the counter, 16" x 20".

Question 50: Please confirm benching requirements for Sterile Prep Workroom 2276. Is this another 'L'-shaped counter with benches on multiple walls? The Elevations shown on floor plan A202 as 6&7/A801. Corresponding detail on A831 only shows one elevation in this room, and not two as per tags on floorplan and elevations on A801.

Answer 50: Sterile Prep Workroom contains a straight run counter with no lower storage. The adjacent workspace that is visible in plan and elevation is a furniture table with monitor (both table and monitor are not in contract).

Question 51: We would like to get the following (also attached) Phenolic Lockers approved as alternatives:

- ELEVATE CORE by EAD Design
- PHENOLIC TRADITIONAL COLLECTION by ASI Group Canada

Answer 51: Based on our review of the attachments, ASI would not be an acceptable alternative. EAD would be acceptable.

Question 52: The RFP for this project has cash allowances as \$50,000 for unforeseen circumstances but the architectural specification has cash allowances listed as: \$50,000 for plumbing, \$10,000 for Fire Separation remediation & \$20,000 for Additional mechanical demo. What the cash allowances to be for this project?

Answer 52: Refer to Answer 30.

Question 53: The architectural specification mentions "Information Available for Review" (Hazardous Material Report & Owner's Guidelines). How are bidders to access this information? I do not see these documents in the tender package. Please advise.

Answer 53: These have been issued in Addendum 3.

Question 54: Can you confirm all furniture is to be removed and re-instated by the client and not a part of this contract?

Answer 54: Refer to Architectural drawings A201 and A203 which note that Contractor to assist with furniture relocation as required.

Question 55: Please provide circuiting and breakers for the new panels

Answer 55: Refer to Electrical Addendum EA-02 issued in this Addendum.

Question 56: There are no lighting drawings for Phase 0 and 2 – please confirm this is correct

Answer 56: No lighting changes in Phase 0 and 2 at Decant space. New light fixtures are required for Phase 0 as shown on drawing E-300.