

QUESTIONS AND ANSWERS RECEIVED DURING THE TENDER PERIOD, January 21, 2016

Solicitation No. - N° de l'invitation
EQ754-161832/A

Buyer ID - Id de l'acheteur
pwI030

Client Ref. No. - N° de réf. du client
R.045174.301

Question 1.

Unit price Table Item 2: Historic - Masonry Repointing: Rake out and repoint mortar joints, including raking out, backpointing and finish pointing (Repairs SL3, SL2 and SL1) [Quantity represents sum of all SL3, SL2 and SL1 repairs].

Can you explain the difference of SL1, SL2, SL3? There is no description of SL1, SL2, SL3 on drawing Repair Legend.

Response:

Contractors shall delete reference to SL1, SL2 and SL3 in the UNIT PRICE TABLE Item 2 Historic – Masonry Repointing. The Estimated Quantity (ES) shall be as noted and all re-pointing shall be as per the Contract Documents and Specifications.

Question 2.

Unit price table Items 3: “Historic- Repairing Stone: ...(Repairs S1 and CR1)...”

Unit price table Items 4: “Historic- Repairing Stone: ...(Repairs S2 and CR2)...”

Unit price table Items 5: “Historic- Repairing Stone: ...(Repairs S3 and CR3)...”

Can you explain the differences of S1, S2, S3 repair which are indicated in Unite Price table Item 3, item 4, item 5? There is no description of S1, S2, S3 on drawing Repair Legend.

Response:

Contractors shall refer to the specifications 04 03 41 (3.5 and 3.6) – Historic – Repairing Stone which indicates various repair techniques for Crack Repair using DHL with hypodermic syringe, dispersed hydrated lime or lime/sand mortar mixes to complete the repairs. The Estimated Quantities (EQ) are based on the observation of the visible repairs but the final amounts and required repair techniques for the Work will be determined and measured by the Departmental Representative and will be paid for under the payment items indicated.

Question 3.

Tender Form, BA06 Construction Time: “The Contractor shall perform and complete the Work within thirty six (36) weeks from the date of notification of acceptance of the offer”. And as per site meeting instructions, we have to undertake this project in at least four sections by elevations. If the project is expected to be completed in 36 weeks, and to be started on March 31, 2016, then it will finish in late December 2016. Do bidders need to include winter enclosures, winter heating cost?

Response:

The means and methods to undertake the Work shall be determined by the Contractor in order to meet the terms of the Construction Time indicated in the Bid and Acceptance Form (BA). Where environmental conditions warrant, the Contractor shall provide measures to meet the Contract Documents including but not restricted to Specification Sections: 01 35 91 – Historic Treatment Procedures; 01 51 00 - Temporary Utilities; 01 54 23 – Temporary Scaffolding and Platforms and 04 05 10 – Common Work Results for Masonry.

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Question 4.

As per site meeting instruction, the Unit price table items quantity is included in the legend marked on the drawings. Please confirm.

Response:

Contractors shall refer to the UNIT PRICE TABLE, latest revision included in the Bid and Acceptance Form (BA) latest revision for the Estimated Quantity (EQ) of all Class of Labour, Plant or Material required under this Contract. The Estimated Quantities indicated in the Unit Price Table have been determined from the Construction Documents but the Work will be measured by the Departmental Representative and will be paid for under the payment items indicated. The Contractor shall refer to Specification Sections including but not restricted to: 03 01 30 – Rehabilitation of Cast in Place Concrete; 04 03 07 – Historic – Masonry Repointing; 04 03 41 – Historic – Repairing Stone; 04 43 23 – Quarried Stone; 04 43 26 – Cut and Carved Stone.

Question 5.

Can all elevations be scaffolded and be worked on at the same time? Please note Tyndall stone quarry has 3 to 4 months lead time from shop drawing to delivery. There will be not enough time to complete the project within 36 weeks if we cannot work on all elevations and order all stones at same time. Would you please clarify if we can work on all elevations at same time?

Response:

The means and methods to undertake the Work shall be determined by the Contractor in order to meet the terms of the Construction Time indicated in the Bid and Acceptance Form (BA). There are no restrictions from PWGSC on being able to provide scaffolding on all elevations of the GoCB Windsor at one time. Contractors shall be responsible for obtaining and paying for all permits and fees required by the authorities including the City of Windsor and these costs shall be included in their Bid Price in accordance with the Contract Documents.

Question 6.

Where can the temporarily removed stones be stored? The staging area indicated on the drawing is about 9m x 27m, which is too small to accommodate any large amount of stone storage.

Response:

The designated storage area indicated in the Contract Documents has been set aside for a staging area for the Work and is the only space available on the site. Where additional storage or laydown areas is required by the Contractor they shall be responsible for providing these and no additional compensation for this shall be considered.

Question 7.

Is there sidewalk occupation permit required to set up the same overhead protection as existing? Is the existing sidewalk occupation permit (if there is one) effective until end of this project?

Response:

The existing sidewalk hoarding system shall be removed by the GoCB Windsor Facility Manager prior to commencement of the Work on site by the Contractor. The date of this removal shall be

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agreed to by the Departmental Representative upon submission of the Contractors Construction Schedule. This Contractor shall be responsible for obtaining and paying for all permits and fees required by the authorities including the City of Windsor and these costs shall be included in their Bid Price in accordance with the Contract Documents.

Question 8.

Please clarify if winter enclosure and heating cost shall be included in tender?

Response:

The means and methods to undertake the Work shall be determined by the Contractor in order to meet the terms of the Construction Time indicated in the Bid and Acceptance Form (BA). Where environmental conditions warrant, the Contractor shall provide measures to meet the Contract Documents including but not restricted to Specification Sections: 01 35 91 – Historic Treatment Procedures; 01 51 00 - Temporary Utilities; 01 54 23 – Temporary Scaffolding and Platforms and 04 05 10 – Common Work Results for Masonry.

Question 9.

Zone1, Item2: "Remove existing rubble infilled, make good and patch concrete spandrel beam backing to receive new concrete block"

A) For pricing purpose, please provide quantity of concrete spandrel beam area requiring reparation.

Response:

Contractors shall refer to the UNIT PRICE TABLE, Item 1 latest revision included in the Bid and Acceptance Form (BA) latest revision for the Estimated Quantity (EQ) of all Class of Labour, Plant or Material required for Concrete Restoration to repair deteriorated concrete perimeter beams and shelves under this Contract. The Estimated Quantities (EQ) indicated in the Unit Price Table have been determined from the Construction Documents but the Work will be measured by the Departmental Representative and will be paid for under the payment items indicated.

B) After removing rubble infill, before building concrete block, do we need to repair any interior masonry wall?

Response:

It is not expected that the interior masonry wall which is a separate wythe from the rubble infill wall will require repairs and has not been included in the scope of work of this project. Where unforeseen conditions are uncovered on site, they will be dealt with in accordance with the General Conditions.

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Question 10.

Tender form unit price table Item 18: Historic- Replacement Stone: Replace stone adequately shore any adjacent stones (Repair DS): 36 square meter

A) There are many types of stones (parapet stones, cornice, carved and flat stone panel, fluted stone panel, window stone surround head and jamb, pilaster, curved stone, bullnose sill, hexagon stone etc). For pricing purpose, how many of each kind of stones need to be replaced?

Response:

A detailed list of Dressed Stone (DS) will be issued as part of an Addenda.

B) Is the measurement is based on area of front face of stone?

Response:

A detailed list of Dressed Stone (DS) will be issued as part of an Addenda which will include provision for the cost of 04 43 23 - Quarried Stone and 04 43 26 Cut and Carved Stone of each dimensioned stone.

C) Cannot find "DS" on Repair Schedule or on drawings. Please clarify.

Response:

A detailed list of Dressed Stone (DS) will be issued as part of an Addenda which will include elaboration of the Dressed Stone (DS) terminology.

Question 11.

Can you provide drawing detail to show Zone 3 area "Before repair" existing condition and "After repair" condition?

Response:

Detail 6/A5.01 SECTION – ROOF is applicable to all Zone 3 repairs. Contractors should refer to A7.01; A7.02; A7.03 and A7.04 PHOTO REFERENCES of a previous rehabilitation for existing conditions encountered during that project.

Question 12.

There is Spec 028320 "Lead product removal". But there is no indication in Hazard Substance Report if the mortar has been tested for lead.

Please clarify whether the stone joint mortar contains lead, and shall be abated as per Type 3 Lead abatement procedure.

Response.

Due to the age of the GoCB Windsor Building, the existing lime based mortar is presumed to contain lead that will require remediation where repointing or removal of the mortar joints is indicated in the Contract Documents and in accordance with Section 02 81 01 Hazardous Materials; Section 02 81 17 Silica Precautions and Section 02 83 20 Lead Product Removal as well as all applicable Federal and Provincial Regulations and Guidelines for Worker and Environmental Protection. The Departmental Representative will undertake air monitoring and testing of the mortar in accordance with the specifications.

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Question 13.

There is no indication in Hazard Material Testing Report whether sealant was tested for asbestos. Please clarify whether window perimeter sealant, stone joint sealant and stone joint mortar contain asbestos.

Response.

The aluminum panning and flashings on the exterior windows was replaced the late 1970's. It is presumed that the sealants do not contain any Asbestos Containing Materials that will require remediation by the Contractor. The Departmental Representative will undertake testing of the sealant at the commencement of construction and if any Designated Substances and Hazardous Materials are encountered on site that the Contractor is not aware of, remediation will be undertaken in accordance with the General Conditions (GC) 4 – Protective Measures including the provisions for additional work made necessary in accordance with the Contract.

Question 14.

Please clarify if all windows need to be boarded for protection during construction. Please clarify what material is required to board windows.

Response:

The Contractor will take the necessary means for the safety and security of the building and occupants as the building will be occupied during construction. As a general rule, the client does not desire that the windows be covered during the rehabilitation unless required for safety and security. The materials used to cover the windows shall be commensurate with the risk which includes glass breakage from construction activities or dust and dirt infiltration during repointing activities. The windows should be covered with an opaque material when the Contractor is working in the immediate vicinity of any occupied areas.

Question 15.

Please clarify if all windows in all zones need replacement of perimeter sealant between window frame and stone. Do window sealant in Zone 5 (Stone Mortar joint Repointing Area) need to be replaced?

Response.

The scope of work for the replacement of perimeter sealant between window frame and stone shall be restricted to the windows on Grid Line F between GL 1 and 2; and Grid Line 1 between GL D & F. Where localized stone jamb repairs occur adjacent to existing window frames, the window sealant at that location shall be re-instated.

Question 16.

On east elevation fluted stone pilasters, what is the material (Mortar or sealant) filling the each vertical full height joint/gap between flute stone pilaster and curved stone return at windows?

Response.

The full height vertical joints on the East Elevation fluted stone pilasters between the stone pilaster and the quarter round stone return at the window shall be mortar in accordance with the specifications.

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Question 17.

Is it required to install any connection ties between new concrete block wall infill and existing interior masonry wall?

Response.

The new concrete block backup wall is designed so that new masonry connectors are only required to the exterior stone. Refer to Contract Documents for size, location and extent of masonry ties.

Question 18.

For pricing purpose of stone supply, fabrication, could you please provide detail list of stones to be fabricated which includes Profile, Dimensions, Finishing requirement and Quantity of each type of stone for replacement?

Response.

A detailed list of Dressed Stone (DS) will be issued as part of an Addenda which will include provision for the cost of 04 43 23 - Quarried Stone and 04 43 26 Cut and Carved Stone of each dimensioned stone.

Question 19.

For the hoarding requirement along the pedestrian overhead protection walkway, would you please clarify which of the following is required:

Option 1: 8ft painted hoarding on one side, 6ft chain link fence on the other side

Option 2: 8ft painted hoarding on one side, 4ft plywood hoarding on the other side like existing overhead protection

Response.

The existing sidewalk hoarding system shall be removed by the GoCB Windsor Facility Manager prior to commencement of the Work on site by the Contractor. The Owner does not have a specified requirement for the new hoarding. This Contractor shall be responsible for providing hoarding as required by the City of Windsor and shall obtain and pay for all permits and fees required by the authorities including the City of Windsor and these costs shall be included in their Bid Price in accordance with the Contract Documents.

Question 20.

For pricing purpose, please advise locations of stones for replacement in each zone. How many stones in Zone 1,2,3,4,5 respectively?

Response:

A list of Dressed Stone (DS) and a revised UNIT PRICE TABLE (UPT) will be issued by Addenda which will include the Price per Unit (PU) of ten (10) typical dimensioned stone types found on the GoCB Windsor for 04 03 42 – Historic – Replacement Stone; 04 43 23 - Quarried Stone and 04 43 26 Cut and Carved Stone as well as the Estimated Quantities (EQ). Contractors shall refer to the UNIT PRICE TABLE, latest revision included in the Bid and Acceptance Form (BA) latest revision for the Estimated Quantity (EQ) of all Class of Labour, Plant or Material that has been determined from the Construction Documents. The locations of replacement stone has not been determined by Zone and the Work and final Quantity will be measured by the Departmental Representative and will be paid for under the payment items indicated.

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Question 21.

Specification Section 070152 Item 3.3.1 "Remove existing roofing and flashing systems to 900 mm back from roof perimeter to accommodate new accessories and flashing systems. "

Drawing Detail 5/A5.02 and 4/A6.02 indicate "Peel Back 600mm ..."
Required cutting back existing roofing is 900mm or 600mm ?

Response:

The Contractor shall cut back the existing roofing membrane a maximum of 900mm from the roof perimeter to accommodate the new accessories and flashing systems. If the Work can be accommodated with a lessor dimension the Contractor may do so.

Question 22.

Is there any bonding stone required for replacement?

Response:

A list of Dressed Stone (DS) and a revised UNIT PRICE TABLE (UPT) will be issued by Addenda which include the Price per Unit (PU) of dimensioned stone types found on the GoCB Windsor for 04 03 42 – Historic – Replacement Stone; 04 43 23 - Quarried Stone and 04 43 26 Cut and Carved Stone as well as the Estimated Quantities (EQ). The location and quantities of bonded stone which are understood to be 300mm to 350mm deep have been determined from the original drawings and have not been confirmed therefore it is not known at this time if any bonded stone will require replacement. The final Quantity will be measured by the Departmental Representative and if a Dressed Stone type such as a thicker bonded stone is determined to require replacement then the cost of this will be paid for under the terms of the Contract.