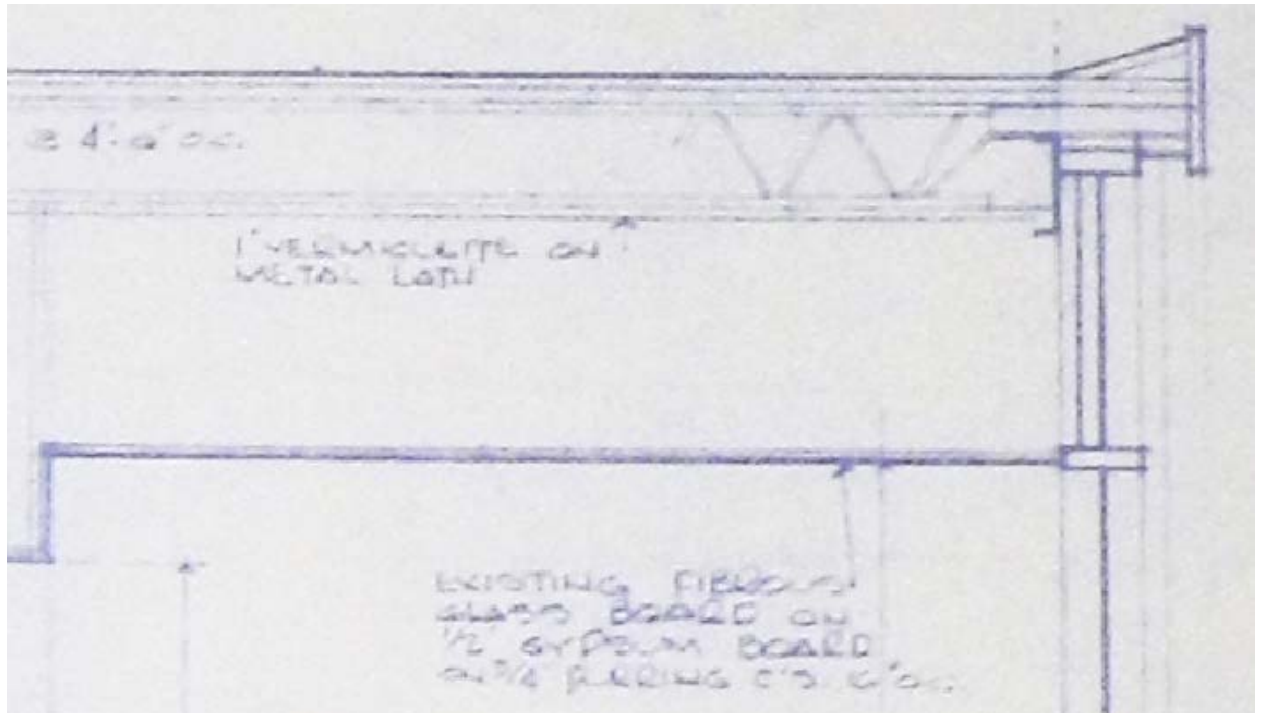
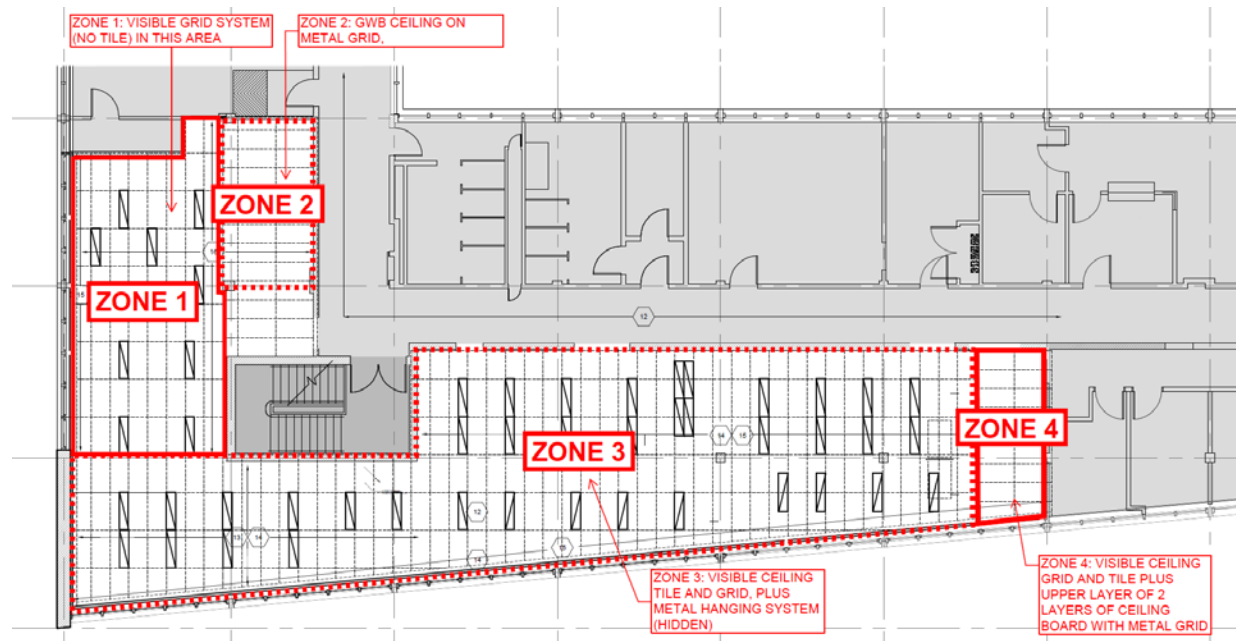


Attachment 007 Seeks to Answer Questions from Potential Bidders

Q1. For us to price the demolition of that floor space we need to know how much of the ceiling space is one/two or three ceilings to remove and what the composition of the extra ceilings are. Some assumptions need to be made for pricing. Please advise what they are.

A1. Remove all Ceiling tile and ceiling grid below the level of the existing fireproofing vermiculite on metal at underside of structural beams





Area	
Zone 1	VISIBLE GRID SYSTEM (NO TILE) IN THIS AREA
Zone 2	GWB CEILING ON METAL GRID
Zone 3	ZONE 3: VISIBLE CEILING TILE AND GRID, PLUS METAL HANGING SYSTEM (HIDDEN)
Zone 4	ZONE 4: VISIBLE CEILING GRID AND TILE PLUS UPPER LAYER OF 2 LAYERS OF CEILING BOARD WITH METAL GRID

Q2. In one of the notes it stated we are to maintain a fire rating in the ceiling, is this the case. What kind of rating is expected and if we are tearing down all the ceilings the fire proof spray appeared to be applied on the ceiling. So are we required to re-spray the entire area? All existing HVAC/Electrical is anchored to the other ceiling being demolished. How is this to be addressed? We will require existing mechanical/electrical drawings. Pending on what is running in the ceiling, disconnects could cause interruptions in other parts of the building.

A2. The fire rating is to be maintained to match the existing condition. All openings and damage to the fire proofing relating to the removal is to be patched and repaired as per the specifications. During the site visit (2016/12/01) there was visible damage in the area indicated as Zone 1 caused by the removal of partitions and in relation to an exhaust fan.

Allow for the purposes of estimation patching and repair of 12 locations of fireproofing, approximately 10m² of aggregate area, to include, but not limited to the removal of partitions and mechanical equipment.

Keep building in operation with minimum length of shutdown periods and coordinate all work with the facilities manager as per the specifications (21 05 01)

Q3. As discussed at the meeting the expectation is 8wks for this project. We will lose at least 1-2wks for clearances, which falls into Christmas and New Year which will play a role as well.
At least one week for shop drawings etc. and no one has confirmed the lead time on the roof top unit.
The mechanical trades at the meeting indicated a minimum of 6wks - 12 weeks for delivery.

A3. Everything under the contract except for the roof top unit will finish in eight (8) weeks. We will also allow an additional (a maximum) of two (2) weeks for security clearances before the 8 weeks begins. This gives the total contract period of ten (10) weeks. The Roof top unit is given additional 2 weeks on top of the 10 weeks. Substantial completion is due in 10 weeks after the contract award which includes the anticipated two (2) weeks of security clearances. Once the contract is awarded the project manager will touch base with the winning bidder to provide procedures on how to proceed with client's security clearances. All contractors and sub-contractors are to be security cleared before work begins on-site. Plan overtime work (day, night and weekends, holidays) as necessary to complete the project in 10 weeks.

Q4. It calls to caulk the exterior of the windows, how is still to be done in the Middle of January.

A4. The contractor will need to return in good weather to complete this work. Testing will be done by the Acoustical consultant.

Q5. What is the present STS value of the windows? Where is the spec or an accepted window manufacturer with a model number for the rated window? Has the assembly detailed on the drawing been approved to meet the specified STS rating?

A5. The exterior windows currently have a STC rating of 21-22. Details of the interior storm window are found in the acoustic window specification section 08 51 15

Q6. There is no flooring specified for this tender Finish Legend "TBD".

A6. There is a generic carpet tile description in the specification (09-68-01, 2.1.1). Also there were many carpet tiles removed from the floor during the mandatory site visit.

Q7. Lead time on the windows will be a minimum of 4wks

A7. All window work including shop drawings submission and construction should be included within the contract period of 10 weeks (2 weeks for security clearances and 8 weeks of construction)

Q8. On the electrical print E300, it has symbols Circuit with triangle in side marked VAV not sure what that is?

A8. See legend on page E100



120V, 1Ø OUTLET FOR EQUIPMENT AS NOTED. VAV DENOTES VARIABLE VOLUME TERMINAL UNIT.

Q9. Also who is supplying the Security system parts, cameras, door entry?

A9. The general contractor is responsible for all security system parts, cameras and door entre. The winning bidder will be provided the base building security company's contact details.

Q10. Require more information on the TV as to what they want in the board room?

A10. TV to be provided by client as per 3/A601

Q11. Is power required in SP (service poles or just data)? Or are they not in the contract (N.I.E.C) as per print

A11. Shared Services will be responsible for pulling all cabling in the Service Poles

Q12. Are the final connection of the data and phone done by the customer's people?

A12. Yes, Shared Services will pull all cables and make connections. Refer to Division 26 (Electrical) for the provision of the pathways that contractor is required to provide, i.e. Conduits and cable trays from the Voice/Data Outlet to the Cable Tray and or the LAN Room.

Q13. Drawings M-02, under general notes. It indicates controls work to be carried out by owners preferred contractor, can you look into this little further.

A13. If the general contractor has his/her own electrical and mechanical sub-contractors security cleared in two (2) weeks then there is no need to employ base building contractors who are under Brookfield GIS. However base building contractors under Brookfield GIS are more aware of the building. A list of base building contactors could be provided upon request by the winning bidder.

Q14. What length of fixture is required for type 'L05'? Please see attached and advise fixture part(s) number required for the application.

Also, what wattage is required for the LED heads on the emergency fixtures? There are no 12 watt LED heads per the spec.

A14.

- Light L05 to run the full length of valence, refer to millwork drawings 1/A601 and 1/A602.

- Refer to specification for performance, provide product to match criteria, omit reference to wattage