

- Q.1 Section 01 35 21, LEED requirements, does this apply for this project? What certification level is this project hoping to achieve?
- A.1 The project is targeting Gold Certification under the CaGBC LEED 2009 NC. Bidders shall refer to the DIALOG LEED Scorecard dated 2017 02 08 to be included as part of Addendum 02 to be issued.
- Q.2 On the fire protection drawings M2.11 and M2.12 it indicates a separate sprinkler feed main for Concealed window sprinklers to be installed.
They do not manufacture a Concealed window sprinkler, only Horizontal and Pendent Vertical Sidewall Window sprinklers.
It appears that there are Horizontal and Vertical mullions shown on drawing A4.01.
If mullions are installed on the windows, sprinklers will be required in each window space.
- A.2 The sprinkler coverage for the windows on the East Elevation on Ground and Upper Floor has been designed as an Alternative Solution Approach – Building Exposure Coverage. The water curtain sprinkler head spacing indicated on M.2.11 and M2.12 has been designed to provide the required coverage. The sprinkler heads are standard concealed heads located in the ceiling bulkhead with a maximum 1800mm dimension between heads and a minimum dimension of 150mm and maximum dimension of 300mm from the window glass and are not Pendent Sidewall Window sprinklers.
- Q.3 To verify the Inverts of the proposed Sanitary Sewer, based on the drawing the cover of pipe will be less than 0.50m from the finish ground near the building line and less than 1.2m at Sanitary MH1A
- A.3 There is a typo in the top of grate elevation of MH1A on the drawing. The top of grate elevation should read 184.11. This provides 1.91m of cover between the top of grate and the north invert ($184.11 - 182.053 - 0.15 = 1.91\text{m}$) At the building face, the ground elevation is 184.28 and sanitary invert at 182.626. This provides 1.5m of cover ($184.28 - 182.626 - 0.15 = 1.50\text{m}$).
- Q.4 Reference Drawing C2.1 There is confusion on the size of Storm Sewer between MH1 to point of connection along Park Street West. Is this a 300mm dia. or 375mm dia. PVC Pipe?
- A.4 The Storm Sewer between MH1 to a point of connection along Park Street West shall be 300mm diameter. Key notes at building and at Park Road to be revised to 300mm.
- Q.5 Do we need to carry a cost of building permit in our tender?
- A.5 The cost of the Building Permit shall be included in the Bidders Offer. Bidders shall note the Standard Acquisition Clauses and Conditions (SACC) Manual, GC1 General Provisions – Construction Services R2810D (2016-04-04) GC 1.8 (2014-06-26) Laws, Permits, Taxes. Bidders are advised that an *Application for Permit to Construct* has been made with the City of Windsor, Chief Building Official for a Building Permit for the project. Bidders shall be responsible for determining the cost of the Construction Permit Fee as well as other fee's required for the project.
- Q.6 Do we need to carry cost of commissioning agent in our tender?
- A.6 No, the Commissioning Agent is not to be included in the Contractors Bid.

- Q.7 A0.11 calls for the Storage Pad / Bike Pad to be 300 mm thick. The structural drawing calls for that pad to be 200 mm and 150 mm. Which one is correct? The condenser pad what is the thickness?
- A.7 The Storage/Bike Pad in the Parking area shall be 200mm and 150mm in accordance with Details 3/S2.04 and 4/S2.04.
The Condenser Pad in the parking area shall be 300mm thick reinforced in accordance with notes on Detail 1/S2.01 Existing Ground Floor Plan.

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- Q.8 Stair 2, 3 & 4 Drawings indicate Rubber Stair Treads & Specifications Vinyl Treads. Which one is correct?
- A.8 Bidders shall refer to Addendum 01, Item 1.1 (.1) Drawing A8.01 GROUND FLOOR FINISHES and A8.02 UPPER FLOOR FINISHES which noted that Stair 2 to 4 Landings to have sheet rubber flooring and Treads to have vinyl stair treads in accordance with Specification 09 65 16 (2.1) (.2) and (.3)
- Q.9 Janitor 215 Room Finish Schedule indicates Wall Tile. All other Janitor are PT Finish. Is this correct or an error?
- A.9 The Janitor Room in question is Room 217. Bidders shall note that Wall Finish in Janitor Room 217 shall be PT finish with vinyl base (VB).
- Q.10 Ceramic Tile Section 09 30 13 item 2.3.1 Base Tile is asking for Coved Base. Is a cut tile acceptable, since none of the Canadian Suppliers Stock Coved Base?
- A.10 Cut base tile is acceptable in lieu of any stocked cove base.
- Q.11 Is the building permit ready? If not, when is expected date of permit to be issued?
- A.11 Bidders are advised that an *Application for Permit to Construct* has been made with the City of Windsor, Chief Building Official for a Building Permit for the project. The issuance date is undetermined but will not have an impact on this Work. Bidders shall note the Standard Acquisition Clauses and Conditions (SACC) Manual, GC1 General Provisions – Construction Services R2810D (2016-04-04) GC 1.8 (2014-06-26) Laws, Permits, Taxes. The cost of the Building Permit shall be included in the Bidders Offer. Bidders shall be responsible for determining the cost of the Construction Permit Fee as well as other fee's required for the project.
- Q.12 Are there a required substantial completion & total completion dates?
- A.12 Bidders shall refer to Line BA06 CONSTRUCTION TIME of the BID ACCEPTANCE FORM (BA) for the time to complete the Work from the date of notification of acceptance of the offer. Bidders shall also note the General Conditions incorporated in the Standard Acquisition Clauses and Conditions (SACC) Manual, issued by PWGSC.
- Q.13 Are there any potential liquidated damages?
- A.13 Bidders shall refer to General Conditions contained in the Standard Acquisition Clauses and Conditions (SACC) Manual, issued by PWGSC including GC6 Delays and Changes in the Work, and GC7 Default, Suspension or Termination of Contract.
- Q.14 In regards to the storm sewer: please confirm if the new line is a 300 mm or 375 mm. The drawings say 300 but the notes say 375.

- A.14 The Storm Sewer between MH1 to a point of connection along Park Street West shall be 300mm diameter. Key notes at building and at Park Road to be revised to 300mm.
- Q.15 Please provide clarification on entrance mats - surface or recessed, if recessed what depth? What is tread type: abrasive, carpet or vinyl. Mats seldom have a pan, is this required.
- A.15 Entrance foot grille in FRONT ENTRANCE 100 shall be recessed in a 12mm deep aluminum pan. Entrance foot grille in STAIR ST-02 and ENTRY VESTIBULE 150 shall be surface matt with tapered edges. Tread type shall be Solid PVC as per specification Entrance Foot Grilles 12 48 16 (2.1) Materials (.5)

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- Q.16 The basement does not have a room finish schedule but has new walls going in, please advise what is to be painted in the basement?
- A.16 Bidders shall note that the new gypsum board walls in Basement with a P1 designation shall be painted in accordance with Specification 09 91 23 (2.5) (.5) Gypsum Board. Other walls shall remain as existing.
- Q.17 Looking through the drawings and it looks like the network symbols for the furniture feeds have been omitted. There is no way of knowing how many
- A.17 Bidders shall provide rough-in only complete with pull string for data cables. Refer to Detail 2/E6.09 COMMUNICATION ROUGH IN DETAIL for work stations' system furniture telecom conduit sizing and to all Contract Documents including E4.02 POWER AND COMMUNICATION PLAN- GROUND FLOOR and E4.03 POWER AND COMMUNICATION PLAN- SECOND FLOOR for number and locations.
- Q.18 Specification Section 23 07 13 – Page 5
- a) The rectangular & round cold and dual temperature supply air ducts – Is this all the ductwork downstream of the EV-units (unless exposed in its own environment)?
- Response: Entire supply run shall be insulated.
- b) The rectangular & round warm air ducts (does not indicate whether its supply, return or exhaust air):
- Response: Entire supply run shall be insulated. Return and exhaust ducts shall only be insulated within the first 3.3m of DOAS unit.
- c) Does this pertain to the outside air ductwork downstream of the DOAS-1 unit to the TB-boxes, including the ductwork after these boxes?
- Response: Yes. The outside air shall be considered as supply ductwork system and shall be insulated along the entire run.
- d) Does it also pertain to the exhaust air from the ceiling space back to the DOAS-1 unit?
- Response: No. Only the first 3.3m of the duct connecting to the DOAS unit shall be insulated.

e) And the sanitary exhaust ducts from the washroom areas back to the DOAS-1 unit?

Response: No insulation required for sanitary exhaust ducts from the washrooms back to the DOAS-1 unit.

f) Will the fresh air intake duct to the SF-1 unit require insulation?

Response: Yes. Entire ductwork for outdoor air shall be insulated from the roof to the unit.

A.18 Responses noted above and Bidders are advised that all Work shall be in accordance with Contract Documents and Specifications.

Q.19 Can flexible insulation can be used on concealed rectangular ducts in lieu of specified semi-rigid board, where ducts require insulation

A.19 No. Bidders shall provide insulation on concealed rectangular ducts in accordance with Contract Documents including specifications 23 07 13 (2.2, 3.3 & 3.4).

Q.20 In regards to fire protection sprinklers, is there an assumed water supply for estimating purposes?

A.20 The pressure in the water main at the hydrant on Park Street West is approximately 45psi. Contractor shall conduct its own pressure testing as specified under 21 13 13.

Q.21 Is Item 3.5 Disinfection actually required? Not typically done for fire sprinkler systems.

A.21 Disinfection of sprinkler lines noted in 21 13 13 (3.5) is not required.

Q.22 Is the sprinkler contractor including for Item 3.8 painting?

A.22 Bidders are advised that painting of all sprinkler lines shall be in accordance with the Contract Documents including 21 13 13 (3.8).

Q.23 There is a specification for a Dry Chemical Extinguishing system, but I do not see that requirement on any drawings

A.23 Bidders shall note that Dry Chemical Extinguishing systems including fire extinguishers shall be in accordance with the specification section 21 24 00 (2.4) Schedule. Bidders shall refer to Contract Documents including M2.10 FIRE PROTECTION UPGRADE – BASEMENT FLOOR PLAN; M2.11 FIRE PROTECTION UPGRADE – GROUND FLOOR PLAN; M2.12 FIRE PROTECTION UPGRADE – UPPER FLOOR PLAN for types and locations. Final locations to be approved by Departmental Representative.

Q.24 Item 2.2 Sustainable Requirements. Are couplings containing 90% recycled metal actually required?

A.24 Yes. Bidders shall provide material in accordance with the Contract Documents and Specifications for LEED credits required.

Q.25 Drawing and Specifications call for an Alarm Check Valve and Excess Pressure Pump but no backflow preventer. Typically a backflow preventer is installed per City of Windsor Requirements along with a control valve and flow switch in lieu of the alarm check and pump. Is this acceptable?

A.25 Bidders are advised that the backflow preventer, supervisory valves and flow switches are shown both in plans and fire protection schematic. Bidders are advised that work shall be in conformance with Windsor Utility Commission Design Guidelines for Water Main and Water Service Installation and applicable NFPA Standards referenced in the Contract Documents.

- Q.26 Throughout the building the drywall joint compound has been noted to contain asbestos. Please confirm if all waste generated from abatement of drywall partitions throughout should be disposed of as asbestos waste or as clean. Please also confirm the impact to the LEED status of the project if this waste cannot be recycled
- A.26 As the drywall joint compound was historically identified as having an asbestos content of 1.7% and as the joint compound is considered to be less than 25% of the wall system when considering either the volume or weight of the gypsum board, the drywall with joint compound can be disposed of as a non-asbestos waste stream (i.e. <0.5% asbestos). Bidders are advised that regardless whether the material is or is not considered to be an asbestos-containing waste, it may not be accepted by drywall recyclers due to the asbestos content of the joint compound. Bidders shall be responsible for removal and disposal of all Hazardous Materials & Designated Substances identified in the Designated Substances Report January 29, 2017 appended to the Specifications in accordance with all applicable Reference Standards including O.Reg. 278/05.
- Hazardous materials are exempt from CaGBC LEED 2009 and shall not be included in the waste or recycling count for the project.
- Q.27 In Addendum # 1 item 1.1.1.1 attach sketch for Basement Plan – Sketch ASK-001 in between grid line 12-13 is calling for removal of stair & access flooring, but the specification section still remains. Please advice
- A.27 Bidders shall note that with the deletion of the access floor in Addendum 01, Detail ASK-001, that there is no access flooring system in the Work and shall delete reference to specification 09 69 00 ACCESS FLOORING.
- Q.28 Section 32 93 10 is calling for trees & planting but there is no planting plan issued in the drawing.
- A.28 Bidders shall note that there are no trees or planting required for the Project.
- Q.29 Please confirm who is to carry the Security System (Chubb Edwards) in their pricing (general contractor, electrical contractor or by owner). In speaking with Chubb yesterday they seemed to think the cost is to be carried in the contract however the electrical documentation is unclear if we are to carry or not.
- A.29 Bidders shall refer to all Contract Documents including Detail 4/E6.03 General Note (5) and to Addendum 002, ESK-10; General Note (4). Chubb Edwards shall be the supplier and installer of the devices noted, including but not limited to siren, strobe lights, panic alarm pushbuttons, CCTV, NVR, POE Switch and cabling. The Chubb Edwards scope of work shall be carried under the Electrical Contractor scope of work. The supply and installation including rough-ins such as empty conduit with fish wires, back boxes and mounting racks for devices shall be provided by the Electrical Contractor in accordance with the Contract Documents.