



Parks Canada  
Parcs Canada



RETURN BIDS TO:

RETOURNER LES SOUMISSIONS À:

**Parks Canada Agency  
National Contracting Services**

**3, passage du Chien-d 'Or  
Quebec, QC  
G1R 3Z8**

INVITATION TO TENDER  
APPEL D'OFFRES

## **AMENDMENT #2 TO:**

### **Tender To: Parks Canada Agency**

We hereby offer to sell to Her Majesty the Queen in right of Canada, in accordance with the terms and conditions set out herein, referred to herein or attached hereto, the goods, services, and construction listed herein and on any attached sheets at the price(s) set out therefor.

### **Soumission à: l'Agence Parcs Canada**

Nous offrons par la présente de vendre à Sa Majesté la Reine du Chef du Canada, aux conditions énoncées ou incluses par référence dans la présente et aux annexes ci-jointes, les biens, services et construction énumérés ici et sur toute feuille ci-annexée, au(x) prix indiqué(s).

### **Comments – Commentaires**

### **Vendor/Firm Name and Address**

Raison sociale et adresse du  
fournisseur/de l'entrepreneur

### **Issuing Office - Bureau de distribution**

Parks Canada Agency  
3, passage du Chien-d 'Or  
Quebec, QC, G1R 3Z8

Title-Sujet <b>Rehabilitation of the Superintendent's Residence</b>		Date <b>Aug 31st, 2017</b>
Solicitation No. - No. de l'invitation <b>5P201-17-5066</b>		Client Ref. No. - No. de réf du client.
GETS Reference No. - No de reference de SEAG		
Solicitation Closes L'invitation prend fin –  <b>at – à 2:00 PM on – le September 1st, 2017</b>		Time Zone Fuseau horaire -  <b>EASTERN DAYLIGHT TIME (EDT)</b>
F.O.B. - F.A.B. Plant-Usine: <input type="checkbox"/> Destination: <input type="checkbox"/> Other-Autre: <input type="checkbox"/>		
Address Inquiries to: - Adresser toute demande de renseignements à :  <b>Josée Gagnon, <a href="mailto:josee.gagnon@pc.gc.ca">josee.gagnon@pc.gc.ca</a></b>		
Telephone No. - No de téléphone <b>418 648-2502</b>	Fax No. - No de FAX: <b>418 649-6971</b>	
Destination of Goods, Services, and Construction: Destinations des biens, services et construction:  <b>See Herein</b>		
Vendor/Firm Name and Address Raison sociale et adresse du fournisseur/de l'entrepreneur  Telephone No. - No de téléphone: _____ Facsimile No. - N° de télécopieur: _____ Email - Courriel : _____		
Name and title of person authorized to sign on behalf of the Vendor/Firm Nom et titre de la personne autorisée à signer au nom du fournisseur/ de l'entrepreneur  _____ <b>Name / Nom</b> <b>Title / Titre</b>  _____ <b>Signature</b> <b>Date</b>		



**Amendment #2**

**THE PURPOSE OF THIS AMENDMENT IS TO PROVIDE ANSWERS TO QUESTIONS ASKED BY POTENTIAL BIDDERS.**

Q9- Are there door, frame & hardware spec's? As door #'s 104 & 111 are shown as new doors.

A9- Refer to Q16 and add the Door Spec Below for Door 104

DOOR				FRAME				RATING				REMARKS
No.	Type	Width	Height	Material	Finish	Glass	Type	Mat'l.	Finish	Glass	Hours	
104 *	B	711	2032	WD	PT	-	-	WD	PT			* REFURBISH / RESTORE EXISTING RAISED PANEL DOOR, FRAME, TRIM & HARDWARE

Q10- Please provide a detail of the existing foundation walls and footings that need to be removed for this project. Please include measurements.

A10- The main structure of the building was constructed in the late 1800's. The concrete foundation beneath the existing carriage house was constructed at a later date and the drawings for this construction are not available. Visual foundations beneath the existing carriage house reflect poured concrete.

Q11- What is the spacing of the new ceiling joists at Storage/Prep Area?

A11- Note that the existing ceiling joists and roof rafters are spaced at 406mm (16") o.c.

Q12- Does note 3 on Drawing A-5 refer to the Carriage Room only?

A12- Correct, these notes apply to the Limit of Construction identified on the drawing.

Q13- Are all existing fascias to be removed and replaced with new? If yes, please provide details.

A13- Note that all existing wood fascias are to be removed and replaced with new to match existing profiles. Refer to the requirements of specification Section 07 46 23, Wood Siding and Trim.

Q14- Please provide P1 wall type description shown on Drawing A-7 between Storage & Boiler Room.

A14- This partition has been indicated in error. Please disregard.

Q15- Drawing A-7 calls to restore ex. Treads, risers and rails – It appears that this is in reference to another phase of the work.

A15- This has been indicated in error, please disregard. There will be no flooring restoration under the Scope of this Contract.

Q16- Drawing A-7 calls for a new exterior door #111 – there are no specifications for the door, frame or hardware required.

A16- A Door Schedule and Specification have been attached.



Q17- Drawings A-3/A-7 show for the demolition of the build out in the washroom North/West of the kitchen, but there is no call out for what is to be done to the opening that will remain.

A17- The washroom located northwest of the kitchen was constructed in the Carriage House Addition. This entire space is to be left open in preparation for the Phase II work under a future Contract.

Q18- Drawing A-7 calls for an in-fill wall of partition type P1, there is no specification given for this wall type.

A18- This partition has been indicated in error. Please disregard.

Q19- There is existing flashing around the intersection of the veranda roof and the wall above the main entry door. This is not shown on the drawings, do we take that the existing sandstone is in decent shape to remain or are we required to replace the flashing as is it exists?

A19- Note that the existing metal flashing around the intersection of the veranda roof and the wall above the main entry door is to be replaced with new to match existing configuration.

Q20- During our site visit at the above mentioned project, we noted that there is no indication of plumbing vent stacks to be installed through roof during Phase 1. There is note for the two HVAC Goosnecks that are to be connected to during Phase 2 (as per M4.1) but not for plumbing stacks. Please clarify whether the intention is to have the stacks penetrate

A20- The installation of plumbing vent stacks will be a requirement under the Scope of Work for Phase I. These vent stacks have not been shown on Drawing A-11 by error, however two (2) vents have been indicated on Drawing M2.5. Please include for the installation of two (2) sanitary vents per drawing M2.5.

Q21- One more quick question regarding the reinforcing bars for concrete. There are specifications for plain, galvanized and epoxy coated, but I do not see where it calls out which is to be used.

A21- All rebar to be epoxy coated unless otherwise specified.

Q22- Drawing A-2, General Notes: Note 7 - All work is to be restricted to after regular business hours and Saturday and Sunday or to such times when the building is unoccupied. *Does this apply to this project? Will the building be occupied?* Please clarify if work may be done during regular hours Monday to Friday?

A22- Due to construction now taking place during non-peak tourist season, this restriction is no longer applicable. Work may be done during regular business hours and on weekends. The building will be unoccupied for the duration of the Project.

Q23- Section 01 11 00 Summary of Work, sub-article 1.7.2.2 & 1.7.2.3 Agree, in the event of two or more Contractors working at the same time and space at the work site, without limiting the General Conditions GC3.7, to the Departmental Representative's order to: Accept the Departmental Representative's other Contractor's role as Constructor and conform to that Contractor's Site Specific Health and Safety Plan.

*Have you had a discussion with the Ontario Ministry of Labour (OMoL)? The OMoL have been quite clear in the past that when there are two or more Contractors working at the same time and space, it is the entity (owner) that contracted them that becomes/assumes the role of Constructor. OMoL have also been quite clear in the past that the "Constructor" cannot contract out their obligation.* Please confirm that sub-article 1.7.2.2 & 1.7.2.3 are incorrect and should there be two or more Contractors working at the same time and space at the work site, the Owner will be the Constructor.

A23- Section 1 of the Occupational Health and Safety Act defines "constructor" as "a person who undertakes a project for an owner and includes an owner who undertakes all or part of a project by himself or by more than one employer". The dictionary definition for "undertake" is "make oneself responsible for", which means a constructor is a person who is responsible for a project. The definition of "employer" in



section 1 of the Act includes contractors and subcontractors. "Project" is also defined in section 1 of the Act.

When an owner hires only one employer (contractor) to do all the work on a project, then that contractor is undertaking the work and is the constructor. This contractor is often referred to as the general contractor.

In the situation above, the general contractor may, in turn, subcontract some or all of the work to another party. He or she remains the constructor for the project, as long as he or she is the only party with whom the owner contracts to undertake the project.

In the situation above, if the owner is an employer who assigns his or her workers to work on the same project as the general contractor, he or she may become the constructor if the general contractor was not informed of and did not agree to the presence of the owner's workers and does not exercise control over them. However, if the general contractor agrees to use the owner's workers and to direct their work, he or she will remain the constructor.

Parks Canada will be entering into one (1) Contract with the successful proponent (General Contractor), thus the selected General Contractor will assume the Role as Constructor.

Parks Canada will not be assuming the Role of Constructor at any time on this Project.

Q24- Drawing A-2, General Notes: Note 19 Remove all construction debris from site daily and be responsible for all tipping fees. *If we use waste bins, will it still be necessary to remove construction debris daily? This requirement would actually have an adverse effect as contractor would pile debris to load into truck instead of using a waste bin, since the cost of pick up and return of the bin daily would cost more than the actual tipping fees or the cost of truck(s). It is more beneficial to the project to use waste bins.* Please revise to state that construction debris shall be kept in a waste disposal bin which shall be emptied at an approved landfill when no more than 80% full or, if a waste bin is not used, remove all construction debris from site daily and be responsible for all tipping fees.

A24- Waste bins onsite will be permitted at the location approved by the Departmental Representative. The Contractor shall ensure that Waste Bins do not become more than 80% full at any time during the course of this Contract. If the successful proponent chooses not to use a waste bin, all construction debris shall be removed from the site daily and the Contractor shall assume all tipping fees.

Q25- Drawing A-2, General Notes: Note 27 Provide continuous fire stopping along the top of all fire rated interior partition walls at their junction with floor, ceiling or roof above. *Please clarify if this note pertains only to new fire rated interior partitions constructed under this contract or, to all existing fire rated interior partitions as well?* Clarify scope of fire stopping for fire rated interior partitions.

A25- Fire stopping will not be included under the Phase I Scope of Work. Please disregard this note.

Q26- Drawing A-2, Roof Type R1 *Repair existing substrate as required. How do we quantify the substrate that have to be repaired?* Please provide a quantity of substrate to be repaired with a description of what is repaired, or add an allowance for substrate repair.

A26- Please allow for the replacement of 20 sq.m of substrate.

Q27- Drawing A-2, 2/A-7 Building Section - Storage/Prep Area 19 x 64mm strapping @ 400 O.C. 6 mil poly V.B. 38 X 184mm ceiling joists R-40 batt insulation. *Does this describe all new construction or, are the ceiling joists existing and the remainder of materials new?* Please confirm that 38 X 184mm ceiling joists are new, and not existing.

A27- All ceiling joists in the Storage/Prep Area are to be new.

Q28- Several drawings make note of "Phase 1", and "not applicable for Phase 1 construction to be constructed in Phase II". *Is this Invitation to Tender for Phase 1 only or Phase 1 and 2?* Please clarify the scope of work.



A28- The Scope of Work for this Tender is Phase I only. Many components are being roughed in for the future Phase II hence the references.

Q29- Drawing A-3, plan 2 Existing - First Floor Drawing A-5, plan 2 Existing First Floor Demo RCP Drawing A-7, plan 2 First Floor. All of the above drawings bear broken lines with the notation "Limit of Phase 1 Construction" directed to the broken line. Is this Invitation to Tender for Phase 1 only and only for the work within the broken lines? Please clarify the scope of work.

A29- The Scope of Work for this Tender is Phase I only. Refer to each drawing for the limits of construction under this Phase.

Q30- Detail 13 on S3.1 notes replacement/reinforcing of deteriorated studs, please advise how many locations we are to allow for? Also does the bottom wall plate have to be replaced?

A30- Allow for this replacement at 20 locations.

Q31- Detail 1 on S3.0, is the steel plate shown for the base only or is the same plate and anchoring required at u/s of existing concrete beam? Also please advise size & type of bolts required for anchoring of these posts at base & u/s of existing concrete beam?

A31- Plates and anchors are required both top and bottom of the post. Anchor bolts to be Hilti HIT-HY 150 Max Adhesive c/w 12mm Stainless Steel threaded rods or approved equivalent. 150mm minimum embedment.

Q32- Please advise on the following questions for the Roofing portion of the project.

- Shingles requested are to be 406mm (16") Long. Cedar Strapping requested to mount the shingles are requested at 400mm (16") spacing. Typical installation practices have the center of strapping spaced the same distance as the exposed cedar. A 5" exposure of the shingles results in a 5" spacing of the strapping.
  - Please confirm exposure of Cedar Shingle.
  - Please confirm strapping to match exposure.
- No detail, note or specification provided on how ridge cap is to be completed. Please provide a detail.

A32- Refer to specification Section 07 03 32, Historic – Wood Shingle Roofing.

.1 Reference Article 1.1, References:

.1 As a clarification note that the new wood shingle roofing shall be No. 1 Grade certified and installed in accordance with the requirements of the Cedar Shake and Shingle Bureau (CSSB) Installation Manual.

.2 Reference Section 2.1 Materials. Revise Paragraph 2.1.2 to read as follows: " .  
2 Wood Strapping: 19 x 92 (1 x 4) Cedar."

.3 Reference Section 2.1 Materials. Add the following:

".8 Ridge Vents: shall be purpose-made, prefabricated, internally baffled, interlocking, copolymer ridge vent, and suitable for cedar shingle cap installation."

.4

Reference Section 3.4, Roof Application:

As a clarification note that the 19 x 92 (1 x 4) horizontal cedar strapping shall be installed @ 125 mm (5") o.c. to match shingle exposure.



Refer to Drawing A-2, Information Sheet.

.1 Reference Roof Type R1. Revise to read as follows:

cedar shingles

- 19 x 92 (1 x 4) horizontal cedar strapping @ 125 mm (5") o.c. to match shingle exposure
- 19 x 92 (1 x 4) vertical cedar ventilation spacers @ 406 mm (16") o.c. and aligned with existing roof rafters
- roof underlayment membrane
- existing roof sheathing / structure  
(repair existing substrate as required)

Q33- Wall types W1 & W2 both note insulation & drywall?? But addendum#1 states no insulation or drywall required in Phase 1? Please clarify.

A33- Wall types W1 and W2 are not to be finished with Drywall or Insulation under the Scope of Phase I.

Q34- Is there a spec section for refinishing of existing trims on the exterior of the building that shows extent of refinishing required (Veranda posts & railings, decorative trims & finials on the roofs, existing wood siding, etc)? As much of the existing trim should be replaced, as it looks waterlogged/rotten. Are they just to be repainted as per the painting spec?

A34- Existing Decorative Trim and Finials are to be refinished under the Scope of this Project. Please refer to Spec Section 07 46 23 and 09 03 61.

Q35- Is there a spec section for the shoring of the veranda/porch & carriage rooms? As the excavating for waterproofing/drainage of the existing basement walls and the demolition of the existing foundations & slabs will make this very difficult if not impossible! Should removal & reinstallation after new foundations installed of these of these 2 structures be considered?

A35- The Veranda, Porch and Carriage Rooms are to be disassembled and re-installed per the Contract Drawings. It is expected that all waterproofing/drainage works will be completed once these components have been disassembled.

Q36- Is there a spec section for the new windows #W120 & #W121 that are to be supplied?

A36- Refer to Section 08 50 00 – Bi-Folding Windows

Q37- Note#5 on A-5 notes to install R40 batt insulation to all attic spaces? Please clarify areas that this is required and if it is part of Phase#1 work?

A37- The installation of Batt insulation will not be required in Phase I.

Q38- On drawing A-7 it notes- @ stair#109 restore treads, risers & railings: @ room#105 to paint existing piping; @ room#100 to paint existing exposed ceiling? Please clarify if any of these are required for Phase#1 work.

A38- This has been indicated in error, please disregard. There will be no flooring restoration under the Scope of this Contract.



Q39- Suppliers & Manufacturers are advising the description provided for the cedar shingles may be in error. The description appears to be intended for red cedar shingles not white as indicated. Please confirm if we are to proceed with Red or White Cedar Shingles.

- From one of the suppliers – *“I can get red cedar CCA treated, 100 % edge grain, 100 % heartwood, 100 % clear. White cedar doesn't meet any of this criteria.... White cedar is not 100% edge grain, lots of sapwood, and only 8" clear....nor can I get it treated.”*

In addition, other manufacturers of white cedar shingles have advised they cannot meet the requirements of the specifications.

A39- This is to confirm that the shingle species specified shall be revised to Red Cedar.

Q40- Please confirm product to be used to treat cedar shingles as mentioned in Specification Section 07 03 32, Historic - Wood Shingle Roofing, Item 2.1.1.2

A40- The Contractor shall provide a minimum of three (3) options for treatment to be chosen by the Departmental Representative.

Q41- Dwg M1.0 states to remove hydronic piping & cap in basement. Demolition notes - Remove all radiators & refurbish & reinstall. Then states to remove entire hydronic heating system from building including boilers. Why are we refurbishing rads if the hydronic heating system is coming out?

A41- The Demolition Note “Remove all radiators & refurbish & reinstall” has been indicated in error. The refurbishing of the radiators is to be completed in Phase II of the Project. Radiators within the sunroom and carriage house (bathroom) are to be removed and relabeled for the future work. Due to the rehabilitation/reconstruction of these rooms, the removal of the existing hydronic systems in these areas will be required.

**THE BID CLOSING DATE REMAINS THE 1ST OF SEPTEMBER 2017, 2PM EDT.**

End of section.

**ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.**

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**Signed copy of this amendment should accompany each tender. If your tender has already been submitted please sign and fax the amendment along with any revisions to tender price, to this office before the close of Tender.  
Fax: 418 649-6971.**