



Date: January 31, 2022

Renovation of a Single Apartment for the High Commission of Canada in United Kingdom

Solicitation: 22-198298

The following Questions & Answers is in link with the solicitation document mentioned above.

Questions & Answers #1

Q1. “Would someone be surveying the work?”

A1. A Departmental Representative will organize a weekly meeting with the Contractor’s Project Manager.

Q2. “Will there be a requirement to obtain a turnaround license?”

A2. DFATD will be obtaining the license for this work.

Q3. “Is there a measured survey or state agent documents that will be provided?”

A3. DFATD can provide AutoCAD drawings at time of contract award; However, the Contractor will be responsible for verifying measurements are to be taken and/or re-taken after contract award for accuracy.

Q4. “Will the Contractor be required to send notices to the building daily for “noisy work”?”

A4. DFATD will issue notices as required. Noisy work can only be performed during the hours specified in the Statement of Work (SOW) at section “Constraints” item 2. “Noisy Work”.

Q5. “What floor is the apartment on? How do we get the materials and tools to the apartment?”

A5. The apartment is located on the 4th floor Items will need to be brought up via fire escape or hoists. The hoist(s) need to be properly managed and supervised when in operation and ensure other residents are not unduly disturbed by the use of the hoist.

Q6. “Why are the bedroom and bathroom floors lower than the rest of the flooring?”

A6. The bedroom and bathroom floors are lower than the rest of the flooring because the bedrooms were originally carpeted and the bathrooms were vinyl. Underneath the engineered flooring throughout, there is Acoustilay-15, a requirement of the managing agents for noise prevention. This has raised the floor level by approximately 1 inch. The carpets in the bedrooms have since been removed and one of the aims of the project is to level these surfaces out as Acoustilay-15 is rolled out into the bedrooms which will feature the same wood flooring as the rest of the flat.

Q7. “What are we doing with the radiators?”

A7. As per the SOW at section “Tasks”, the radiators will be changed. This will also include removing of the piping and other elements of the radiators.

Q8. “Are we changing the windows?”

A8. The windows will not be changed only repaired and updated as per the description in the SOW. The windows will need to repaired in various forms (paint removed, eased and adjusted, repainted). Any broken sash cords need to be replaced. There are 23 windows that need to be repaired.



Q9. “What are we doing with old cables (past alarms, cable TV, etc.) everywhere (referring to cables running all over the place clipped around windows, etc.?”

A9. As per the Tasks and Part B Technical Requirements at section Electrical of the SOW, all redundant cabling must be removed from site, ensuring that intercom and phone lines remain intact. In addition, new data, telephone and Freeview aerial points are to be integrated into the wiring of the flat and be concealed. Please refer to the updated SOW in the next section of this amendment

Q10. “Where do you want metallic strips in the kitchen?”

A10. The metallic strips are to be installed along the side of the kitchen countertop abutting the new freestanding hob going in to prevent warping.

Q11. “Is scaffolding needed for the boiler flue?”

A11. No scaffolding is required. External access is available via the fire escape.

Q12. “Are kitchen doors staying?”

A12. Yes, the kitchen doors are staying as per Part B – technical requirements, subsection “DOORS, TRIMS & ARCHITRAVES” of the SOW. The doors are to be refurbished (take the paint off the backs where found and re-expose the natural wood grain again).

Q13. “What’s behind the kitchen wall (where the boiler/hob/and oven are)?”

A13. A bedroom/television room is behind the right flank kitchen wall as you enter from the foyer. The boiler could go in the bedroom/television room corner to free up the space in the kitchen. A cupboard or closet could then be built around it at a later date.

Q14. “Are we designing the kitchen?”

A14. Yes, the Contractor is expected to design the kitchen as per Part B – technical requirements, subsection “DOORS, TRIMS & ARCHITRAVES” of the SOW. Draft drawings will be provided at contract award.

Q15. “What is this pipe (referring to horizontal pipes in kitchen)?”

A15. The House Manager has confirmed that access is not required as these serve the radiator in the hallway only. They will remain as is.

Q16. “Why not keep the heritage architraves of the living, dining, kitchen and door to corridor? These are in good shape and removing them would add significantly to cost?”

A16. Please refer to Addendum #2.

Q17. “Do you want to lose the bar/grills over the kitchen windows, foyer window and behind the front door as part of the demolitions?”

A17. Yes, all bars/grills must be removed as per section “Tasks” in the SOW.

Q18. “Do we need to put self closers on any of the internal doors?”

A18. Please refer to Addendum #2.

Q19. “Is there any scope to insulate the master bedroom? Its cold in there.”

A19. This is not part of the SOW. It is noted that the new radiators going in will fix the issue.

Q20. “Are we changing the electrical sockets?”

A20. Yes, electrical sockets are to be replaced as per Part B – technical requirements, subsection “Electrical”.



Q21. “Where can we park here?”

A21. There is no parking at the building. It is best to operate a drive by and sweep and load system for materials in and out via Greenbury Street which the building backs onto and is very quiet. The fire escape stairs also back onto Greenbury Street. Workers and visitors to the site are advised to travel to the site via public transportation or find the nearest NCP (National Car Park). There is pay and display street parking only.
