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REVISION 005 TO AN INVITATION TO TENDER

The referenced document is hereby revised; unless otherwise indicated, all other terms and conditions remain the same.

Issuing Office:

Parks Canada Agency
National Contracting Services

Parks Canada Agency
Gatineau, Qc

Title:

Ingonish Beach Washroom Replacement, Cape Breton Highlands
National Park

Solicitation No.:

5P468-22-0072/A

Date:

September 12, 2022

Amendment No.:

005

Client Reference No.:

2230

GETS Reference No.:

PW-22-01003726

Solicitation Closes:

At: 14:00

On: **September 14, 2022**

Time Zone:

ADT/HAA

F.O.B.:

Plant: ☐ Destination: ☒ Other: ☐

Address Enquiries to:

Christine Piché

Telephone No.:

873-355-8841

Fax No.:

1-855-983-1808

Email Address:

christine.piche@pc.gc.ca

Destination of Goods, Services, and Construction:

See Herein

TO BE COMPLETED BY THE BIDDER

Vendor/ Firm Name:

Address:

Telephone No.:

Fax No.:

Name of person authorized to sign on behalf of the Vendor/
Firm (type or print):

Signature:

Date:

AMENDMENT 005

This amendment is raised to:

- A) To answer questions from bidders;
- B) Addition of solicitation attachment documents.

A. QUESTIONS AND ANSWERS

- Q3.** Due to missing, contradicting, or conflicting specifications between the construction assemblies and the written specification, can you please provide a clarification for all wall and ceiling GWB and Tile Backer Board schedule, as products noted on the drawings and in the written spec have specific proposes (i.e. fire rating, moisture resistance, tile backing etc.) but are not interchangeable.

Exterior Wall Assembly WT1 calls for 5/8" GWB, which we assume to be standard Type X (it not specified) and Wall Assembly WT1 calls for 16mm Abuse Resistant GWB, however Interior Wall Assemblies P2A calls for 16mm GWB (no specifics) and P2B calls for 16mm Schluter Water-Proof Kerdi-Board, both P2A and P2B are labelled on the drawings as exterior wall interior finish assemblies on the plan view, but no Wall Section Details on Dwgs A-303, A-304 nor do the Typical Sectional Details on A-501, A-502 and A-503 show two GWB products being called for in the exterior wall assemblies. (i.e. Section Details 6/501 and 9/501). Spec Section 09 21 16 Part 2 calls two specific forms of GWB, 1) Abuse-Resistant Board and 2) Moisture Resistant Board and a Cementitious Backer Board which isn't classed as a GWB product and conflicts with Spec Section 09 21 16 Part 3.3 Installation, Sub-Section 3.3 Board Schedule on page 7 of 7 and Spec Section 09-30 13 Tiling, Sub-Section 2.7.1.2 Tile Board Backer.

- A3.** 09 21 16 includes all GWB products including Abuse-Resistant and Moisture-Resistant (both regular and fire resistant). No location requires cementitious backer board and will be removed from specification. Backer Board called for in 09 30 13 sub-section 2.7.1.2 (KERDI-BOARD) required in all shower locations and B.F. Washroom as shown in Architectural Drawings. Refer to re-issues **A-100** for additional notes;

- ALL GYPSUM WALL BOARD BEHIND PT1 TO BE ABUSE-RESISTIVE. REFER TO A-102 FINISH PLAN FOR FINISH LOCATIONS. GYPSUM BOARDS TO BE FIRE-RESISTIVE WHERE CALLED FOR IN ASSEMBLY.

- ALL GYPSUM BOARD FOR WASHROOM WALLS AND CEILINGS TO BE WATER RESISTIVE.

- ALL CEILINGS TO BE FIRE-RESISTIVE

- Q4.** Western Red Cedar Siding, the specification calls for the Board Size (nominal) to be 1"X4", as you are probably aware 1"X 4" S4S (surfaced 4 sides) Board is actually 3/4" X 3 1/2" dressed or finished, also the specification notes "profile and joints" as indicated, can you please advise where this is indicated, upon review of the drawings and specifications we can find any reference to the profile or joints (i.e. square or bevel edge, tongue & groove or shiplap etc.) the specification also notes horizontal installation, the exterior elevation drawings show horizontal, but detail 6/503 shows vertical installation? Can you please advise?

Obtaining the price and availability of Western Red Cedar Siding and Soffit as per the spec will be a monumental task (i.e. 1"X4" S4S, Clear Heart etc.), it will be highly unlikely we will find inventory already produced (on the ground) and the costs associated with producing such small quantities of "clear heart" product will be very expensive with long lead-time; you may want to think about changing the spec to something more readily available (i.e. 1"X6", 1"X 8" or 1"X

10" beveled cedar). Since Covid, Western Red Cedar products have been scarce or non-existent on the East Coast.

- A4.** Eastern White Cedar to be provided instead of Western Red Cedar for WT2 and S1 Soffit. Siding and soffit profiles to match. Assemblies are modified on re-issued **A-100**. Profile can be milled from 1X6 boards. Dimensions can vary +/- 10%.
- Q5.** The Cedar Siding appears to be surfaced on all 4 sides? Is there any specific profile to be put onto the building, EX: Tong and grooved, Shiplap, or is it square edge that they are looking for in a 1" x 4" is also kind of small.
- A5.** Refer to re-issued **A-503 Detail 7** for cedar profile applicable to both siding and soffit. Refer to re-issued sheet **A-503 detail 7** for cedar profile.
- Q6.** Has many references to OWJ's (Open Web Joist's), but there no drawings or specifications that specifically relate to this project. Can you please confirm?
- A6.** These are general notes, provided for reference only in the event bidders want to provide OWJ's as an alternative. The current design does not include OWJ's; these notes can be disregarded.
- Q7.** Reference Shoring Requirements, but there no drawings or specifications that specifically relate to this project. Can you please confirm?
- A7.** Shoring requirements (temporary supports during framing erection) are the responsibility of the contractor.
- Q8.** Timber Framing Notes. #11 reference wall and roof sheathing installation with nailing requirements. This reference is typical to structural shear wall or diaphragm requirements, however there is no specific reference on the structural drawings or tender written specification for shear wall or diaphragm requirements (i.e. specialized concrete anchors or hold downs or roof truss hold down or uplift brackets etc. There is a reference in Rough Carpentry Section 06 10 00, 2.2.5 Materials, but it only a general shear wall and diaphragm sheathing note and contradicts other sheathing requirements. Can you please provide clarification for specific shear wall and diaphragm requirements?
- A8.** Shearwall and hold down requirements have been added to the attached revised structural plans.
- Q9.** Anchor Bolts/J Bolts/Hold Downs: There are numerous notes and specifications throughout the tender documents referencing the grade and finish of nuts, bolts, J Bolts, anchor bolts etc. However, in the written Spec Section 06 10 00 Rough Carpentry, Part 2 Products, Sub-Section 2.6.8 Accessories and Part 3 Execution, Sub-Section 3.3 Sill Plates, reference is made to Hold-Downs and J Bolts (Anchor Bolts) are to be Stainless Steel, can you please advise if S/S anchor bolts are a requirement, the cost associated with S/S products is much more expensive than bare metal or hot dip galvanized product specified in other locations and need to be clarified.
- A9.** SS Anchor bolts not required.

- Q10.** Under Part 3 Execution, Sub-Section 3.3 Sill Plates, line item 3.3.1." Supply ***stainless steel J-Bolts to concrete trades for incorporation into foundation construction. Ensure bolt size and depth of placement (embedment in concrete) are sufficient to resist uplift forces determined in accordance with National "Building Code of Canada 2015"***. The structural design of this project, especially the hold down/anchor bolt requirements in a curb/uplift section of the foundation wall is not part of the NBC of Canada 2015, nor is this project a classed as "design/build", where the foundation contractor is responsible for the design criteria for the size and depth of the hold downs or anchor bolts for this project, this is solely the responsibility of the assigned structural engineer for the project. Please advise on the hold down/anchor bolt requirements?
- A10.** Please refer to the attached Structural drawings for anchor bolt, base plate, hold down, and shear details designed by the project structural engineer.
- Q11.** Under Slab 3" XPS Insulation, can you please confirm if this insulation is required under the entire slab of just the inside perimeter of the concrete wall?
- A11.** Required under the entire slab.
- Q12.** Foundation Wall XPS Insulation, can you please advise if this insulation is required on the outside and inside of the foundation wall? Also, if XPS insulation is required on the inside and outside of the foundation walls, would an ICF Block foundation be a consideration?
- A12.** Required full depth on the exterior of foundation, and minimum 2' depth on the interior of foundation wall.
- Q13.** It appears in Detail 3/501 the exterior wall bituminous membrane extends down over the exterior of the XPS foundation insulation, but doesn't show any form of protection board, can you please advise?
- A13.** Heavy Gauge skirt extends over XPS foundation insulation (**Section 07 62 00 sub-section 2.1.3**). Cover board to be provided against insulation as per Specification **Section 07 21 13 sub-section 2.3.4**.
- Q14.** Western Red Cedar Siding
- a. Can you please provide Profile and Joint requirements?
- b. Referencing the tender drawings and specifications, there appears to be conflicting information about horizontal and/or vertical installation.
- i. Drawing Assembly WT2 clearly notes "Horizontal Orientation" but detail sections on drawings A-501 and A-503 reference horizontal and vertical installation. The orientation of the siding and/or combination of horizontal & vertical installation is critical to the wastage factor of material, sub-framing, transitions, and labour installation. Can you please provide clarification of the intended installation?
- ii. Horizontal strapping for a Vertical Siding installation causes ventilation/moisture issues between the wood siding and the moisture/air barrier, we highly recommend the strapping be installed diagonally with a vented starter to allow proper ventilation and moisture control. This diagonal installation is a bit more expensive, but should be considered in a addendum change to insure a competitive bid process and avoid extra costs post tender.
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A.14. WT2 to be horizontal siding over vertical strapping as per assembly on **2/A-100**. Refer to re-issued details for cedar profile on detail **7/A-503**.

Q15. Western Red Cedar Soffit

a. Can you please provide Profile and Joint requirements? Suggestion make soffit and siding profiles and joints the same, this will increase the volume of product to be custom milled!

b. Does the specification for Fire Rated Plywood apply to all soffit areas? (Note, Many Soffit Details i.e. 4/501, 1/502 etc. doesn't show reference to the Plywood above the cedar soffit).

A15. Assembly calls for fire rated plywood at all soffit areas. Refer to assemblies on **2/A-100**.

Q16. Exterior Wall Framing/Sheathing

a. Detail 3/501 shows the exterior wall sheathing overlapping the conc. foundation wall by 152mm (6") and being sealed to the foundation wall by the bituminous wall membrane? I don't believe this to be a typical construction detail, as it will promote rot of the plywood sheathing as it is in direct contact with the concrete wall. Can you please advise?

A.16 Concrete waterproofing to extend to top of concrete curb protecting any wood in contact. Plywood can terminate at the bottom of the sill plate and does not need to extend beyond. Refer to re-issued details on **A-501**.

Q17. Do you have a thickness of the existing gravel to be removed from the walkways and parking lot?

A17. Assume 75mm depth of existing gravel.

Q18. Do you know how thick the existing concrete pads are that are to be removed?

A18. Bid to include for removal of 100mm thick slabs.

Q19. What size and how deep is the existing manhole that is to be removed?

A19. Assume 1050mm interior diameter size and 8' depth.

Q20. Do you have additional information on the composed granite to be used on the walkway? Would crusher fines work in lieu?

A20. Walkaways can be done with regular crusher stone as per specifications.

Q21. We cannot seem to find any indication on the plans where the water line is running from the source to the building, there is one line on the mechanical and another different line on the electrical drawings seem to be conflicting. Can you give us some insight?

A21. The waterline is located 15ft north of the existing manhole on site. The waterline comes across the road from the soccer field after travelling down the beach road from the cabot trail. The waterline was installed in 2017. It is currently feeding the on-site flush porta toilet structure.

Solicitation No.:
5P468-22-0072/A

Amendment No.:
005

Contracting Authority:
Christine Piché

Client Reference No.:
2230

Title:
Ingonish Beach Washroom Replacement, Cape Breton Highlands National Park

B. ADDITION OF SOLICITATION ATTACHEMENT DOCUMENT

Please refer to the document uploaded on September 12, 2022.

**A-100 REVISED
A-501 REVISED
A-503 REVISED**

ALL OTHER TERMS & CONDITIONS REMAIN UNCHANGED