

ADDENDUM NO. 05

Project No.: 2160.00

Contract: General

Date: 28-August-2024

This document includes 5 pages and was emailed on 28-August-2024.

To: All Bidders

Project: Arthur Area Community Centre Renovation

Location: 158 Domville St.
Arthur, Ontario N0G 1A0

Owner: Township of Wellington-North

Address: 7490 Sideroad 7 W, PO Box 125
Kenilworth, Ontario, N0G 2E0

Consultant: JPM Architecture Inc.
51 Kingston Street, Goderich, Ontario N7A 3K3

PART 1 - INTENT

- 1.1 This Addendum is issued to provide modifications and clarifications during bidding.
 - 1.2 Except as otherwise specified herein, and as shown on accompanying Drawings, work required by this Addendum shall be in accordance with Drawings dated 17-July-2024 and including subsequent Addenda.
 - 1.3 Bidders are required to take these Addendum items into account when preparing their Bid.
 - 1.4 The following is a list of questions, and corresponding answers/comments, received by Bidders. Release of Bidder's questions and corresponding answers/comments is to ensure all parties receive the same information.
 - .1 Q. Please advise on the Cash Allowance Values – References Hardware in spec but no value, Suggesting Interior signage and testing and inspection be included.
 - A. Door Hardware allowance is \$50,000 for the following:
 - Supply and installation of all Mechanical Finish Hardware, per plans and specifications.
 - Supply and installation of Electrical Finish Hardware, per plans and specifications.
 - Rework to existing HM doors and frames where new electrified finish hardware is required.
 - Supply and Installation of one (1) automatic operator and push buttons.
 - Supply and installation of power supplies and integration modules for electrified hardware.
 - Testing and Commissioning of all electrified finish hardware.
 - Supply and installation of low voltage wire.
 - Supply and installation of wiring diagrams / riser diagrams / as built drawings.
- Not Included:
- 120VAC for auto operators and power supplies, where required.
 - Door and Frame Preparations (new doors and frames).
 - Painting / Touch-ups
 - HST

Door Hardware groups and hardware group assignments are appended to this Addendum. Interior signage and testing were addressed in Addendum No. 02.

.2 Q. The Addendum 3 extract mentions that the scope of work is the rooms 202 and 203, but the Hazardous Materials Survey's Table V shows that those rooms don't contain any asbestos. And the demolition drawing shows those rooms as out of scope. The Drawing A0.2 mentions that 4,260 sqft of flooring is to be removed (see highlighted note). Should we consider this area as asbestos containing? Please advise. It's very confusing.

A. The areas within the Scope of Work are numbered differently on the Drawings than in the Hazardous Materials Survey. Please review the plan drawing on page 38 of the Hazardous Materials Survey as well as Table V.

Room 202 (Haz Mat Survey) = Rooms 207, 208, 209 and 210 on the Drawings.
Room 203 (Haz Mat Survey) = Room 213 on the Drawings.

According to Table V of the Hazardous Materials Survey, flooring in the rooms and/or areas where the work will be taking place does not contain asbestos.

.3 Q. Can you please also confirm the bid closing date is September 4 because your website is indicating September 3? Please advise.

A. Please refer to Addendum No. 01 for the revised closing date.

.4 Q. Answer#3 in addendum#3 and specifications section 08710-finished hardware (in drawing A0.4) both mention that the door hardware is to be from cash allowance. However, the amount of such allowance has not been specified. May you kindly advise on the amount of such allowance in order to include it with our submission? Also, may you please advise if this allowance will include the supply and installation of all door hardware (including the electric powered hardware and keying), or it will be for supply only?

A. Refer to Q&A #.1 in this Addendum.

.5 Q. Answer#3 in addendum#3 and specifications section 15000-mechanical (in drawing A0.5) both specified an amount of \$5,000 as Cash Allowance towards mechanical testing and inspecting. Could you kindly advise if this includes the air balancing completed by one of the provided air balance companies?

A. The cash allowance is intended to cover air balancing by one of the listed companies on Drawing A0.5 Section 15000.

.6 Q. Could you kindly confirm that according to the provided DSS report, no abatement would be required within the area in the scope of work?

A. According to the Hazardous Materials Survey, the tested materials in the areas within this scope of work did not show any hazardous substances. We cannot guarantee that untested materials do not contain hazardous substances.

.7 Q. Answer#4 in addendum#3 mentioned that a contingency allowance will be used for any unforeseen hazardous material has been discovered later during the execution of work. Could you kindly advise on the amount of such allowance in order to include it with our submission?

A. A Contingency Allowance of \$70,000.00 should be included in your Bid.

- .8 Q. Could you kindly confirm that the general liability insurance amount is \$10,000,000 (usually it is \$5,000,000) per occur?
- A. Please refer to CCDC 41 CCDC Insurance Requirements included with the RFT 2024-011AAC Upper Hall Tender document.
- .9 Q. Could you please confirm that existing grid system in all area within the scope of work (reception hall 210 and kitchen 213) is to be replaced with new grid system as per answer#13 in addendum#3. This question is because there are still some notes in the updated drawings calls to clean and re-use the existing grid system in those areas (reception hall and kitchen photos in drawing A1.0 and all ceiling notes in drawings A1.2 & A2.0)
- A. According to Addendum No. 03, the ceiling grid is to be replaced. Outstanding notes will be corrected in the IFC set.

PART 2 - DOCUMENTS

2.1 The following Documents accompany and form part of this Addendum:

Hardware Group Assignment
Hardware Group Schedule

PART 3 - DISTRIBUTION

- To Bidders
- Owner
- Consultants

HARDWARE GROUP ASSIGNMENT
Arthur Arena - Interior Renovations

Hardware Group	Openings
1	200.1, 212.1
2	202.1
3	205.1
4	208.1, 208.2
5	209.1, 210.1

HARDWARE GROUP SCHEDULE
Arthur Arena - Interior Renovations

1

1 wall magnet surface mount, 12/24V

2

6 butt hinges full mortise, 5", heavy weight
 1 auto flush bolt 12", top only and fire pin
 1 mortise lockset mortise, lever, rose
 2 overhead stop concealed mount
 1 closer / coordinator surface mount, w/ stop
 2 kick plate surface mount

3

1 current transfer mortise type - CEPT10
 1 door contact concealed type
 1 electric mortise lockset mortise, lever, rose , 24V
 1 auto operator surface mount, 120V

4

6 butt hinges full mortise, 5", heavy weight
 1 auto flush bolt 12", top only and fire pin
 1 mortise lockset mortise, lever, rose
 2 overhead stop concealed mount
 1 closer / coordinator surface mount, w/ stop
 2 mop plate surface mount

5

6 butt hinges full mortise, 5", heavy weight
 2 fire exit device concealed vertical rod, ET trim
 2 closer surface mount, PA w/ stop
 2 kick plate surface mount
 2 mop plate surface mount