

ADDENDUM NO. 5

September 5, 2018

**MAISON DE LA FRANCOPHONIE D'OTTAWA
2720 Richmond Road, Ottawa, Ontario**

The following is provided to bidders as additional information and/or clarification and/or in response to questions.

This Addendum forms part of the Contract Documents and amends the original Specifications and Drawings. Ensure that all affected parties are aware of the items noted and include any and all cost impacts in the Tender submission.

GENERAL**A5.1 INSTRUCTIONS TO TENDERERS**

- .1 Revise Tender Closing Date to: **“Wednesday, September 12, 2018 at 2:00 pm”**

QUESTIONS / ANSWERS

A5.2 Q: Specification Section 04 03 06, Article 1.2.3; please clarify extent of application of graffiti protection coating.

A: Graffiti protection coating to be applied to all new and existing exterior masonry on the project.

A5.3 Q: Specification Section 04 03 07, Article 1.1.1; please clarify location of existing corner stone.

A: The corner stone is located on the North Elevation, on the northeast corner of the existing Grant School. Delete Article 1.1.1, “Removal and reinstallation of corner stone”.

A5.4 Q: Specification Section 04 03 07, Article 1.1.1; please clarify new area of relocation of corner stone.

A: Delete Article 1.1.1, “Removal and reinstallation of corner stone”.

A5.5 Q: Specification Section 04 03 07, Article 1.1.2; should be in another scope of work than the mason's.

A: The specifications do not dictate which trade is to carry out the work. The General Contractor is responsible for directing the work.

A5.6 Q: Specification Section 04 03 07, Article 1.1.3; please clarify extent of required repointing.

A: Area of existing repair and repointing is indicated on Drawing DA41. Additionally, all existing window sills are to be repointed prior to the installation of the new windows.

A5.7 Q: Specification Section 04 03 07, Article 1.1.5: please clarify locations, sizes and quantity of all injections, Dutchman, remodeling and filling.

A: Area of existing repair and repointing is indicated on Drawing DA41.

A5.8 Q: Specification Section 04 03 07, Article 1.1.6; please provide Section 04 20 00.

A: See attached Specification Section 04 20 00.

A5.9 Q: Specification Section 04 03 07, Article 1.1.6; please provide Section 04 20 10.

A: See attached Specification Section 04 20 00.

A5.10 Q: As shown on Drawing SKA69-1, stone and/or top anchor cannot be installed as drawn. Please clarify.

A: Detail will be reviewed with the successful bidder post-tender.

A5.11 Q: As shown on Drawing SKA69-1, will the 1/8" thick stainless steel back plate c/w curtain wall system be able to support the stones? Please clarify.

A: Detail will be reviewed with the successful bidder post-tender.

A5.12 Q: As shown on 1/DA10, please clarify if patching is required at demolish/remove existing foundation wall note.

A: Refer to Drawings A10 and S20 for new work.

A5.13 Q: As shown on 1/DA10, please clarify if patching or new lintel are required at new opening.

A: Refer to Detail 15 on Drawing S05.

A5.14 Q: As shown on 1/DA11, please clarify if repairs, patching or infill are required for the following areas.

A: Refer to Detail 15 on Drawing S05.

A5.15 Q: Removal of existing exterior concrete stairs (2 areas).

A: Extend exterior concrete stair removal to only be existing concrete, existing masonry to remain as new stair will cover all existing conditions in this location.

A5.16 Q: Demolition of existing stage area.

A: Refer to Drawing A20 for extension of new work, patch and make good any remaining exposed masonry.

A5.17 Q: Alteration of existing door opening to accommodate new door.

A: Tooth in brick with existing to achieve clean jamb finish.

A5.18 Q: Removal of existing masonry and foundation walls below removed windows (2 areas).

A: Refer to Drawing A11 for extension of new work, patch and make good any remaining exposed masonry.

A5.19 Q: On Drawing A32, Details 8 and 9 show a detail for a bench, can you tell us where this goes?

A: Refer to Drawing A33, callout 3. Interior elevation indicates callout 4/A32. Callout should read 8/A32.

A5.20 Q: There is a specification for cabinet locks in the documents, but none are shown on the millwork. Please clarify?

A: 'Teacher's Cabinet' as detailed on Drawing A75 to be provided with cabinet locks, typical throughout the project.

A5.21 Q: In Washrooms 132,134, 202, 208, 302,307, Detail 5/A71 enlarge washroom floor plan, can you provide a cross-section and material finish for these vanity counters?

A: Refer to attached Sketch SKA75-1.

A5.22 Q: The door schedule calls for Doors # 104b and 110b to be aluminum Type D01 doors, the D01 door is a full panel which is a full panel. Should these two doors be HM or SWD doors?

A: Doors 104b and 100b to be 'HM' (Hollow Metal), disregard mention of aluminum.

A5.23 Q: Drawing A88, the elevation drawings show the GL1 to GL5 windows with grills in the sealed units, but the specifications do not call for grills. Are grills required?

A: Grills are required as per the exterior building elevations and the window elevations.

A5.24 Q: Can you please provide more specifications for flooring products RSF 1, 2, 3, and 4.

A: Refer to Specification Section 09 65 16.

A5.25 Q: Can you please clarify the locations of the "safety floor".

A: Refer to Specification Section 09 95 16, Article 2.1.4.

A5.26 Q: Please provide product specifications for stair treads.

A: Refer to Specification Section 09 95 16, Article 2.1.3.

A5.27 Q: Please identify ceramic wall tile locations on finish schedule or plans.

A: Refer to the attached revised finish schedule for ceramic wall tile location clarifications.

A5.28 Q: Please clarify if the gym lines are to be painted on or vinyl inlaid.

A: Gym lines are to be vinyl inlaid. 50 mm (2") thick for basketball court and 38 mm (1.5") thick for all other linework. Colours to be selected from the manufacturer's full line by the Consultant.

A5.29 Q: Can you please clarify extent and depth of floor levelling and patching.

A: Floor leveling and patching will be completed as required to suit the floor manufacturer's tolerance requirements to suit specified flooring installation.

A5.30 Q: On Drawings A01 and A02, it shows that the steel column at grid at the Elevator lobby on all 3 levels is to have intumescent paint on corner column. Could you provide a specification?

A: Acceptable Products:

- .1 Intumescent Paint (Basecoat): 'A/D Firefilm III' by A/D Fire Protection Systems Inc. or 'Isolatek Sprayfilm Basecoat' by Cafco Industries Inc., or equivalent by Carboline, or approved alternate.
- .2 Decorative Finish (Topcoat): Single component, low VOC siliconized alkyd coating, semi-gloss, custom colour as later selected by Consultant, 2 coats, 'A/D Colorcoat' by A/D Fire Protection Systems Inc., or 'Cafco Topseal' by Cafco Industries Inc., or equivalent by Carboline, or approved alternate.

A5.31 Q: In Section 03 30 00 Cast-in-Place Concrete, Article 2.1.7, use unshrinkable concrete fill, and Section 31 00 00.01 Earthwork Short Form, Article 2.1.2 Unshrinkable fill. Could you indicated where we are to use this type of fill?

A: Non-compressible fill is not part of the project. Section 31 00 00.01 Earthwork – Short Form, Article 2.1.2 to be ignored.

A5.32 Q: In Section 31 00 00.01 Earthwork Short Form, Article 3.9.2 mentioned "Dispose of surplus material off site, as directed by Consultant. To a location on the **CFB Kingston Base**." Could you confirm if this applies to this project.

A: This item does not apply to this project. Revise Article 3.9.2. to read:

"Dispose of surplus material off site."

A5.33 Q: Drawing L, Daycare Play Area shows asphalt, but on the Drawing SP01 the legend indicates grassed area, please confirm.

A: Play area is to be asphalt as per Drawing L1.

A5.34 Q: Drawing A69, Detail 2, shows an expansion joint, could you provide model and or specification.

A: Acceptable product: SJS-FR as manufactured by Emseal or approved equivalent.

A5.35 Q: Detail W5/A61 which shows the slanted wall framing references 6" Steel Studs as well as a 2" X 6" wood stud wall. Please confirm if this is to be framed in wood or steel.

A: The slanted wall framing to be steel studs, disregard the note for wood studs. The only section of wood studs is for the curb supporting the slanted wall framing.

A5.36 Q: Acoustical Panel Ceilings Specifications reference two types of panels. Reflected Ceiling Plan drawings seem to show only one type of panel. Please clarify.

A: Type 2 is required in all washrooms and kitchen spaces.

A5.37 Q: Please provide a detail for the Washroom Countertops as shown in Detail 3/A72 - Elevation A, Detail 1/A73 - Elevation C and Detail 2/73 - Elevation C.

A: Refer to attached Sketch SKA75-1.

A5.38 Q: On Drawing A13 there is a detail bubble labelled #/A15. There doesn't appear to be such a detail on Drawing A15. Please provide.

A: Roof curb to be similar to callout 1/DA15 on Drawing A15. Callout to read as 1/A15 – new roof curb.

A5.39 Q: Drawing A12 in the upper left corner, the Legend indicates TC= 4x2 Teachers Cabinet see specification. Could you provide detail and specification?

A: Refer to Detail 1/A75 for Teacher's Cabinet. The teacher's cabinet is to be a minimum of 4' wide x 2' deep.

A5.40 Q: Drawing A12 in the upper left corner, the Legend indicates TE= 18" x 18" Tele-Communication Centre see specification. Could you provide detail and specification?

A: Refer to detail SKA74-1 for the typical Tele-Communication centre.

A5.41 Q: Drawing A22 at grid line 12-R indicates pre-manufactured ladder above roof with platform. Could you provide a specification for material and could you provide detail and anchoring detail?

A: Refer to the attached SKA66-1 for design requirements for the pre-manufactured roof ladder.

A5.42 Q: In Addendum No. 3 for the separate price, indicate that the Clinic is to be part of the base bid. We understand the exterior wall on grid line U is moved to near grid line R, but could you clarify what are we to do for foundation walls, rebar, forming civil, structural steel? Roofing, exterior wall finish... So we can share this information with our trades (example; is the foundation wall on grid U moved or staying at grid U and we are to add a new wall at grid R)?

A: Assume the foundation wall shown on grid U is to move to grid R.

A5.43 Q: In Specification Section 09 65 19, Resilient Tile Flooring, Article 3.3.1 - Sub-Floor Treatment; Article 3.3.1 indicates to remove existing resilient flooring. On the demolition drawings there is no indication of floor finishes to be removed.

A: Assume existing floor preparation is only required within the existing stairwells.

A5.44 Q: In Specification Section 09 65 19, Resilient Tile Flooring, Article 3.3.2 – Sub-Floor Treatment; Article 3.3.2 indicates to remove or treat old adhesives to prevent residual, old flooring adhesive from bleeding again on the demolition drawing there is no area indicated showing this.

A: Assume existing floor preparation is only required within the existing stairwells.

End of Addendum No.5

PART 1 - GENERAL**1.1 REFERENCES**

- .1 ASTM International Inc.:
 - .1 ASTM C 73-14, Standard Specification for Calcium Silicate Brick (Sand-Lime Brick).
 - .2 ASTM C 216-15, Standard Specification for, Facing Brick (Solid Masonry Units Made of Clay or Shale).
- .2 Canadian Standards Association (CSA International):
 - .1 CAN/CSA A82-14, Fired Masonry Brick Made From Clay or Shale).
 - .2 CAN/CSA-A165 Series-14, CSA Standards on Concrete Masonry Units (Consists of A165.1, A165.2 and A165.3).
 - .3 CAN/CSA A371-14, Masonry Construction for Buildings.

1.2 ACTION AND INFORMATIONAL SUBMITTALS

- .1 Submit in accordance with Section 01 33 00 - Submittal Procedures.
- .2 Product Data:
 - .1 Submit manufacturer's printed product literature, specifications, and data sheets.
- .3 Manufacturer's Instructions:
 - .1 Submit manufacturer's installation instructions in accordance with Section 04 05 00 - Common Work Results for Masonry.
- .4 Samples:
 - .1 Submit unit samples in accordance with Section 01 33 00 - Submittal Procedures.
- .5 Verify field measurements are as shown on drawings.

1.3 QUALITY ASSURANCE

- .1 Mock-ups:
 - .1 Construct mock-up where directed by Consultant.
 - .2 Construct mock-ups in accordance with Section 01 45 00 - Quality Control and requirements of Section 04 05 00 - Common Work Results for Masonry supplemented as follows:
 - .1 Construct mock-up panel of exterior brick and limestone construction 1200 x 1800 mm / 4'-0" x 6'-0".

1.4 DELIVERY, STORAGE AND HANDLING

- .1 Deliver, store and handle materials in accordance with Section 01 61 00 - Common Product Requirements and with manufacturer's written instructions.
- .2 Delivery and Acceptance Requirements: deliver materials to site in original factory packaging, labelled with manufacturer's name and address.

- .3 Storage and Handling Requirements:
 - .1 Store materials off ground and in accordance with manufacturer's recommendations in clean, dry, well-ventilated area.
 - .2 Store and protect brick masonry and limestone from nicks, scratches, and blemishes.
 - .3 Replace defective or damaged materials with new.

1.5 SITE CONDITIONS

- .1 Ambient Conditions: assemble and erect components only when temperature is above 4 degrees C.

PART 2 - PRODUCTS

2.1 MANUFACTURED UNITS

- .1 Face Brick:
 - .1 Burned clay brick: to CAN/CSA A82.06, ASTM C261.
 - .1 Type: A.
 - .2 Grade: Grade EG – Exterior Grade.
 - .3 Compressive strength: 1.
 - .4 Size: To match existing.
 - .5 Colour: Blend of orange, red, and brown to match existing.
 - .6 Texture: Combed-face finish to match existing.
 - .7 Maximum 24 hour cold water absorption: 8%
 - .8 Maximum saturation coefficient: 0.78.
- .2 Limestone: Manufactured concrete stone cast in molds to replicate texture, finish and colour of existing limestone band. Supply and install masonry band for the brick wall assembly and stair capping as indicated on drawings. Ensure to supply the adequate material and product for the proposed application.
 - .1 Compressive strength: 25 MPa minimum,
 - .2 Absorption: Maximum 8%,
 - .3 Freeze/Thaw: less than 3% weight loss and no disintegration.

2.2 REINFORCEMENT AND ANCHORAGES

- .1 Reinforcement:
 - .1 Reinforcement in accordance with Section 04 05 19 - Masonry Anchorage and Reinforcing.
- .2 Connectors:
 - .1 Connectors in accordance with Section 04 05 19 - Masonry Anchorage and Reinforcing.

2.3 MASONRY FLASHING

- .1 Flashings:
 - .1 Flashing: in accordance with Section 04 05 23 - Masonry Accessories.

2.4 MORTAR MIXING

- .1 Mortar Mixes:
 - .1 Mortar and mortar mixes in accordance with Section 04 05 12 - Masonry Mortar and Grout.

2.5 GROUT

- .1 Grout Mixes:
 - .1 Grout and grout mixes in accordance with Section 04 05 12 - Masonry Mortar and Grout.

2.6 JOINT SEALANTS AND BACKER RODS

- .1 Non-staining type, as specified in Section 07 92 00 - Joint Sealants.

2.7 CLEANING COMPOUNDS

- .1 Cleaning Compounds:
 - .1 Compatible with substrate and acceptable to masonry manufacturer for use on products.
 - .2 Cleaning compounds compatible with brick masonry units and in accordance with manufacturer's written recommendations and instructions.

PART 3 - EXECUTION

3.1 EXAMINATION

- .1 Verify field measurements are as shown on drawings.
- .2 Verification of Conditions: verify that conditions of substrate previously installed under other Sections or Contracts are acceptable for brick masonry installation in accordance with manufacturer's written instructions.
 - .1 Proceed with installation only after unacceptable conditions have been remedied.
- .3 Commencing installation means acceptance of existing substrates.

3.2 PREPARATION

- .1 Protect adjacent finished materials from damage due to masonry work.

3.3 APPLICATION

- .1 Manufacturer's Instructions: comply with manufacturer's written recommendations, including product technical bulletins, handling, storage and installation instructions, and datasheets.

3.4 INSTALLATION

- .1 Construction to conform to CAN/CSA A371.
- .2 Bond: running bond.
- .3 Coursing height: as indicated.
- .4 Jointing: concave where exposed or where paint or similar thin finish coating is specified.
 - .1 Mixing and blending: mix units within each pallet and with other pallets to ensure uniform blend of colour and texture.
 - .2 Clean unglazed clay masonry as work progresses.
 - .3 Reinforcement:
 - .1 Install reinforcing in accordance with Section 04 05 19 - Masonry Anchorage and Reinforcing.
 - .4 Connectors:
 - .1 Install connectors in accordance with Section 04 05 19 - Masonry Anchorage and Reinforcing.
 - .5 Flashings:
 - .1 Install flashings in accordance with Section 04 05 23 - Masonry Accessories.
 - .6 Mortar Placement:
 - .1 Place mortar in accordance with Section 04 05 12 - Masonry Mortar and Grout.
 - .7 Grout Placement:
 - .1 Place grout in accordance with Section 04 05 12 - Masonry Mortar and Grout.
 - .8 Repair/Restoration:
 - .1 Upon completion of masonry, fill holes and cracks, remove loose mortar, and repair defective work.
 - .9 Field Quality Control:
 - .1 Site Tests, Inspection: in accordance with Section 04 05 00 - Common Work Results for Masonry.
 - .2 Manufacturer's Field Services: in accordance with Section 04 05 00 - Common Work Results for Masonry.
 - .10 Tolerances:
 - .1 To CAN/CSA A371.

3.5 CLEANING

- .1 Clean in accordance with Section 01 74 11 - Cleaning.
- .2 Perform cleaning as soon as possible after installation to remove construction and accumulated environmental dirt.
- .3 Clean unglazed clay masonry: Clean mock up panel specified in Section 04 05 00 - Common Work Results for Masonry as directed below and leave for one week. If no harmful effects appear and after mortar has set and cured, protect windows, sills, doors, trim and other work, and clean brick masonry as follows.
 - .1 Remove large particles with wood paddles without damaging surface. Saturate masonry with clean water and flush off loose mortar and dirt.
 - .2 Scrub with solution of 25 mL trisodium phosphate and 25 mL household detergent dissolved in 1 L of clean water using stiff fibre brushes, then clean off immediately with clean water using hose. Alternatively, use proprietary compound recommended by brick masonry manufacturer in

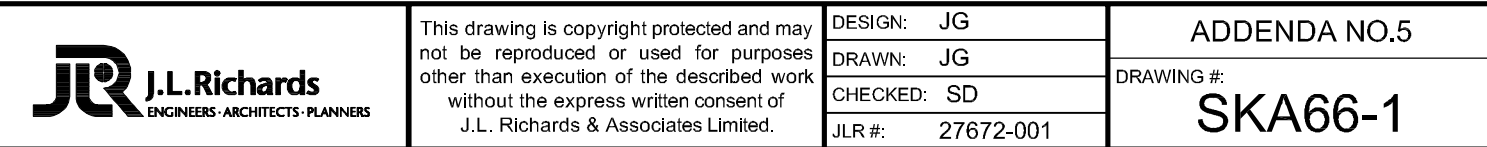
accordance with manufacturer's directions.

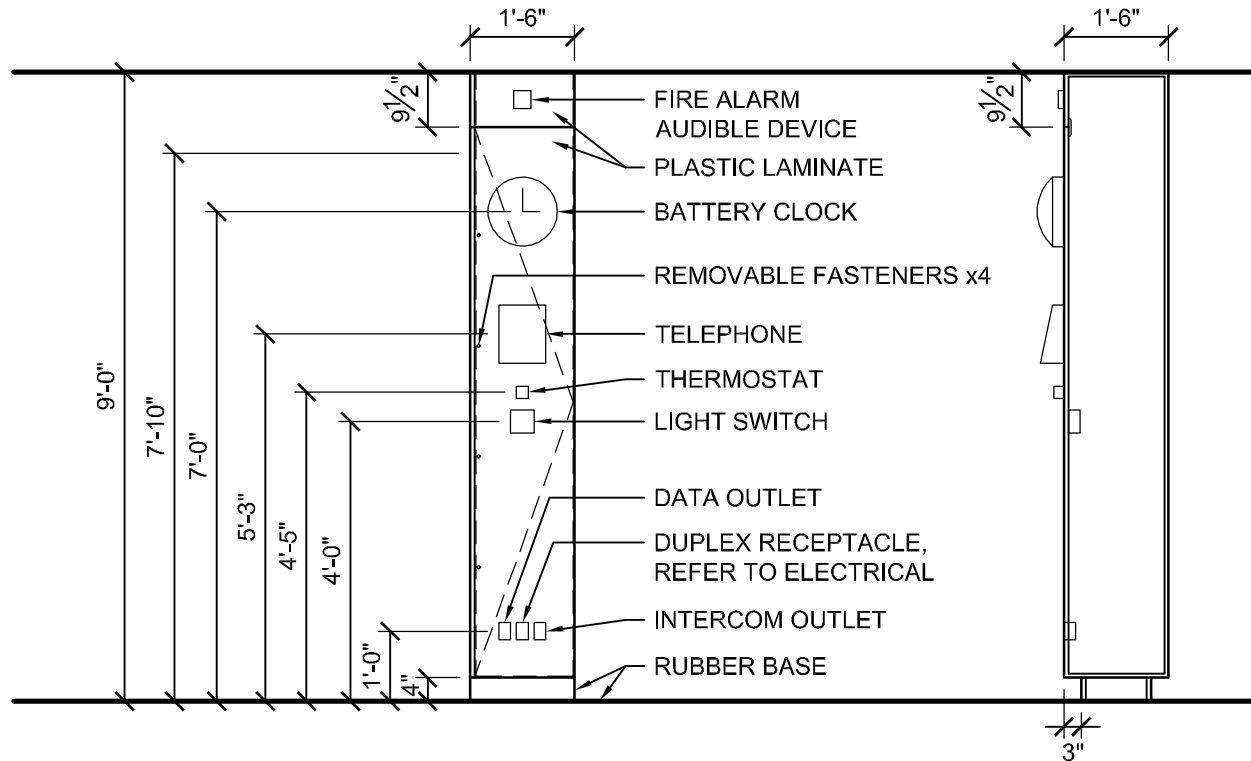
- .3 Repeat cleaning process as often as necessary to remove mortar and other stains.
- .4 Use acid solution treatment for difficult to clean masonry as described in Technical Note No.20 by the Brick Industry Association.
- .4 Clean concrete brick masonry as work progresses.
 - .1 Allow mortar droppings on masonry to partially dry then remove by means of trowel, followed by rubbing lightly with small piece of brick and finally by brushing.
- .5 Upon completion of installation, remove surplus materials, rubbish, tools, and equipment barriers.

3.6 PROTECTION

- .1 Brace and protect brick masonry in accordance with Section 04 05 00 - Common Work Results for Masonry.

END OF SECTION





PROJECT:

MAISON DE LA FRANCOPHONIE D'OTTAWA
2720 RICHMOND ROAD, OTTAWA

DRAWING:

ML-25 - TELECOMM. (TYP)



This drawing is copyright protected and may not be reproduced or used for purposes other than execution of the described work without the express written consent of J.L. Richards & Associates Limited.

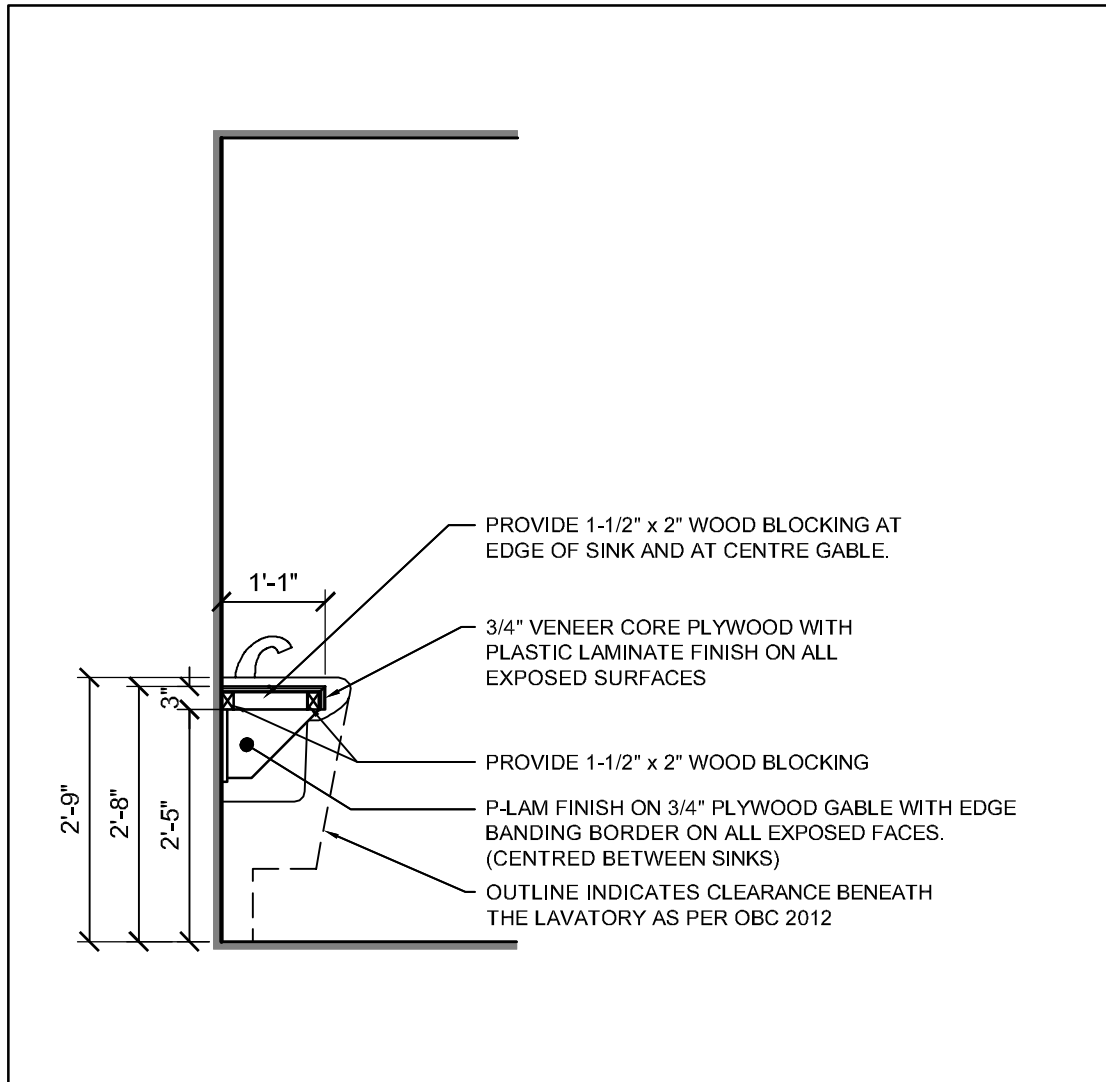
DESIGN: SD
DRAWN: MM
CHECKED: SD
JLR #: 27672-001

ADDENDUM NO. 5

DRAWING #:

SKA74-1

File Location: R:\27000\27672-000.1 - CEPEO - 2720 Richmond Road (CMFO)\JLR DWG\Arch\27672 - A75.dwg



PROJECT:

MAISON DE LA FRANCOPHONIE D'OTTAWA
2720 RICHMOND ROAD, OTTAWA

DRAWING:

LAVATORY SECTION DETAIL



This drawing is copyright protected and may not be reproduced or used for purposes other than execution of the described work without the express written consent of J.L. Richards & Associates Limited.

DESIGN: JG
DRAWN: JG
CHECKED: SD
JLR #: 27672-001

ADDENDUM NO.5

DRAWING #:

SKA75-1

PLOT DATE: August 30, 2018 12:47:46 PM

Maison de la Francophonie d'Ottawa					
ROOM FINISH SCHEDULE – WALLS IN WASHROOMS					
RM. #	ROOM NAME	DRAWING NORTH	DRAWING EAST	DRAWING SOUTH	DRAWING WEST
104	Change room	GB/CWT	GB/CWT	GB/PT	GB/CWT
110	Change room	GB/CWT	GB/CWT	GB/CWT	GB/CWT
117	W.C.	GB/CWT	GB/CWT	GB/CWT	GB/CWT
118	W.C. Daycare	GB/CWT	GB/CWT	GB/CWT	GB/CWT
119	W.C. Daycare	GB/CWT	GB/CWT	GB/CWT	GB/CWT
127	W.C.	GB/CWT	GB/CWT	GB/CWT	GB/CWT
131	Barrier Free W.C.	GB/PT	GB/CWT	GB/CWT	GB/CWT
132	Women's W.C.	GB/CWT	GB/PT	GB/CWT	GB/CWT
134	Men's W. C.	GB/CWT	GB/PT	GB/CWT	GB/CWT
143B	W.C.	GB/CWT	GB/PT	GB/CWT	GB/CWT
143C	W.C.	GB/CWT	GB/PT	GB/CWT	GB/CWT
202	W.C.	GB/CWT	GB/CWT	GB/CWT	GB/CWT
208	W.C.	GB/CWT	GB/CWT	GB/CWT	GB/CWT
307	W.C.	GB/PT	GB/CWT	GB/CWT	GB/CWT
302	W.C.	GB/PT	GB/CWT	GB/CWT	GB/CWT

Legend: GB – Gypsum Board Material

CWT – Ceramic Wall Tile finish

PT – Paint finish

1.

GENERAL NOTES:

1. Ceramic Wall Tile finish at height of 5'-4" above finished floor, includes 4" high ceramic tile base, typical except at Shower room at Change rooms 104 and 110.
2. Ceramic Wall tile finish to extend to underside of ceiling in Shower room at Change rooms 104 and 110.

Issued for Clarification: 5 Sept. 2018 (Im) JLR No. 27672-000.1

J.L. Richards & Associates Limited | Consulting Engineers, Architects & Planners