

April 10, 2019

**ClaimsPro File No: #: 31110-039814 SRR**

Sent via email only

**TO:** All Firms

**RE:** Ottawa-Carleton Standard Condo Corp. No. 934  
Invitation to Tender – Community Building Reconstruction

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Dear Contractors,

With reference to the above noted invitation to tender, please acknowledge the following as **Addendum Number 4**. This addendum forms part of the official Bid Documents and the costs shall form part of your Bid price. The purpose of this addendum is to include answers to Questions 17 and 18.

**Question 1:**

Specification section 05-50-00 part 2.17.2 refers to shelf angles cast into edge of floor slabs to support brick veneer cladding. Where are these angles located?

**Answer 1:**

The reference to cast in shelf angles is part of the base Section 05 50 00 specification and was not edited out - there should be no cast in shelf angles required on this project.

**Question 2:**

Mechanical Drawings show DW1 and W1 but there is no mention of these in any of the Schedules. Are we to assume these appliances are merely on the drawings for reference and supplied by owner?

**Answer 2:**

The insurance company will provide an allowance directly to the condominium corporation for the replacement and installation of the appliances. The mechanical and electrical drawings show the standard connections for residential appliances so connections are provided by the contractor.

**Question 3:**

Will consideration be given for an alternate proposal for an ADEX EIFS system in lieu of the specified Dryvit system?

**Answer 3:**

An ADEX EIFS system can be considered provided it meets the requirements noted in "Part 1 General" of Section 07 24 00:

Dryvit PD / NC EIFS System is the standard of acceptance only and alternatives proposed must meet or exceed the properties of the base system. Alternate systems will be considered only on the basis they very clearly demonstrate similarity to the specified Dryvit system and conformance to the "Pro Demnity" exclusion published September 16, 2009 and CCMC approvals and testing before acceptance. Manufacturers of alternate EIFS systems are responsible for clearly demonstrating compliance with all subsections of this specification section. The work of this section describes a

system which is to be single source / single responsibility.

**Question 4:**

Who will be responsible for the removal of all the existing temporary tarping, insulation and related framework within the footprint of the new building?

**Answer 4:**

The contractor who is awarded the project will be responsible for the removal and disposal of the temporary tarps, framing, and insulation, along with any and all associated costs.

**Question 5:**

Will we be allowed to hook up a distro panel for temporary power to the existing building's power supply?

**Answer 5:**

The contractor who is awarded the project will be able to connect a distribution panel for temporary power to the existing building's power supply provided the power usage does not interfere with the north and south tower unit owners and does not cause breaker interference. However, it is recommended that the contractor have a generator on standby for potential issues. It will be the responsibility of the contractor to provide compensation to the Condominium Corporation for their increased cost of electrical consumption.

**Question 6:**

Will we be able to tie into the existing DCW supply for use during construction?

**Answer 6:**

The contractor who is awarded the project will be allowed to use the building's water supply. It will be the responsibility of the contractor to provide compensation to the Condominium Corporation for its increased cost of water consumption.

**Question 7:**

Please provide Specifications for the Granite Hearth and Surround at the fireplace.

**Answer 7:**

Allow for 19mm thick Cambrian Black granite.

**Question 8:**

What would be the earliest start date for the project?

**Answer 8:**

The contractor who is awarded the project is expected to start any pre-work and order all materials for the earliest possible start in accordance with the Proposed Project Start Date. The project must still be completed before the Proposed Project Elapse Time.

**Question 9:**

There is a note on the Electrical Drawings to provide a separate unit price to replace all the exit signs in the existing apartment building. Please provide specifications and quantities.

**Answer 9:**

We are awaiting reply from the architect. However, additional costs for upgrades and/or change orders to replace all the exit signs beyond those damaged by this fire will be costed separately and is the responsibility of the Condominium Corporation beyond their insurance claim. The contractor is responsible to obtain written authorization from the condominium corporation prior to undertaking this work.

**Question 10:**

The instruction to tenders references the owners timeline and liquidated damages that are tied to milestones. I didn't see a schedule of milestones in the new project documents, did I overlook them or would we be able to get them.

**Answer 10:**

The milestones include all project activities and interim steps needed to implement the project. The proposed schedule and gantt chart is to be provided by the contractor and is to be included in the Bid package. Milestones are required for the planning, development, construction phases, evaluation, reporting of substantial completion, and turnover to the property owner. The milestone dates are projected dates which commence with the tender award.

**Question 11:**

The answer for question 10 didn't really give any new information, the owner seems to have a fast track timeline they would like to meet as per the excerpt below from the instruction to tenders. To accurately price the work we will need to know when we need to have it substantially complete by so if the schedule we propose doesn't match up with the owners and our bid is scored lower because of it.

"The work will have an aggressive schedule to meet the Owner's timelines"

**Answer 11:**

This project has an proposed timeline of +/- 8 months from the date the Condominium Corporation signs a contract/authorization with the contractor. The Condominium Corporation requires the Contractor to provide a gantt chart so the Condominium Corporation can monitor the progress of the project and provide updates to the residents.

**Question 12:**

Has a building permit been received.

**Answer 12:**

A building permit has been received and is attached as Appendix A to this package.

**Question 13:**

Better clarity is required as to whether or not the parking garage is to be used during the repairs.

**Answer 13:**

It was always the intention that the parking garage be available to the unit owners if so authorized by the AHJ. It was also recognized there was no guarantee the AHJ would allow full or partial use of the parking garage and they could, in their sole discretion, even rescind any permission they may grant.

Article 27.2.5 of the Instructions to Bidders will be replaced with the following:

"All reasonable efforts are to be made to obtain all necessary approvals to allow for use of the residential parking garage throughout the duration of the project. The contractor shall seek approval from the Authorities Having Jurisdiction ("AHJ") to ensure continued use of the parking garage. If approved by the AHJ, and after each owner, tenant and board member have signed a waiver releasing the contractor from all liability resulting from damages and injury to body or property during construction, the parking garage will remain open with the following additional terms:

- a) No access is to be granted for owner, tenant or contractor use until the proper approval and documentation is received from AHJ for the project;
- b) Contractor will remain responsible for the security and accessibility of all zoned areas of the property, identified and demarcated as "Construction" areas during the reconstruction phase of the development;
- c) Once the Contractor has secured approval for residential access and use of the parking garage, it shall secure the overhead parking garage entrance from all potential falling objects. Contractor **must** also notify the

board members and post notification signs up with enough notice of intent, when the underground parking area would not be accessible for residential parking during construction. **Any such garage closure to be the minimum possible duration in all of the circumstances;**

d) Execution of the waiver by the owners, tenants and Board Members does not remove the obligation of the contractor to act reasonably and with the care and skill required;

e) Notwithstanding the foregoing, the AHJ has the sole discretion to allow either ongoing or intermittent use of the parking garage. The AHJ has the right, at any time and without warning, to suspend or terminate use of the parking garage.”

**Question 14:**

Please provide Division 32 Specifications.

**Answer 14:**

The landscaping specifications are attached as Appendix B to this package.

**Question 15:**

Are we able to access the East side of the elevated landscaped area via a temporary access road from either Tallwood Drive or Chrysalis Way? If so, should an allowance be carried for reinstatement of any softscape for said access road?

**Answer 15:**

If a contractor requires access to the East side of the elevated landscaped area, the Condominium Corporation agrees to such access. However, the contractor agrees to undertake and be directly responsible for all logistics, tasks, and costs associated with this access such as, but not necessarily limited to:

- Obtaining all necessary permits from Authorities Having Jurisdiction;
- Obtaining utility locates;
- Verifying existence of underground sprinkler pipes, water and sewer services;
- Verifying existence of above ground utilities;
- Obtaining written permission from adjacent property owners as necessary;
- Construction, maintenance, and removal of the temporary access road;
- Traffic control, signage, safety fencing;
- Reinstatement of all areas affected by the temporary access road;
- Repair of all damages to property of the Condominium Corporation and others

**Question16:**

Do we know which company did the original landscaping? If so, please forward their contact info.

**Answer 16:**

The original landscape contractor is identified as:

Davis Landscape and Design  
14 Grenfell Crescent  
Nepean, ON  
613-225-5656

**Question 17:**

There is a Roof Access Ladder to access the RTU but is there an Attic Access required as well? If so, please provide Details and Specs as well as the location.

**Answer 17:**

A standard residential type 550mm x 900mm attic access panel is to be provided in the ceiling of Stor-1 (Room 113).

**Question 18:**

Is there a Grease Interceptor required for the Kitchen? If so, please provide Details and Specs as well as the location.

**Answer 18:**

No requirement for a grease interceptor has been identified - all of the appliances in the kitchen will be standard residential units and the kitchen is only intended to be used for residential type cooking, as was the case with the original building.

**Question 19:**

Additional details are required regarding the movable partition doors and how they attach.

**Answer 19:**

The additional details related to the movable partition doors and how they attach at the end of the pocket are attached as Appendix C to this package.

You are requested to acknowledge receipt of Addendum Number 4 in your Bid.

ClaimsPro Inc.



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