



ADDENDUM No. 3
REQUEST FOR PROPOSAL (RFP) FOR
PRC 22-12 – Municipality of North Grenville Pool House

Date of Addendum No. 3

Issued: July 15, 2022

Addendum Issued By:

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The Request for Proposals (RFP) is modified as set forth in this Addendum. The original RFP documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP. Respondent shall take this Addendum into consideration when preparing and submitting its Proposal.

Purpose of Addendum:

The purpose of this Addendum is to:

- Provide written responses to Proponents questions
- Provide Supplemental Instructions to Proponents

Please include a signed (below) copy of this addendum in its entirety in each proposal submission.

Company

Company Representative

Date (DD/MM/YYYY)

SUPPLEMENTAL INSTRUCTIONS

The following changes are effective immediately and are to be incorporated into the tender documents:

ARCHITECTURAL DRAWINGS:

1. Roof insulation shall be Increased from R50 to R60.
2. Insulation below floor slab shall be increased to 3in with an effective R-value of 5/in.

End of Architectural Addendum.

MECHANICAL SPECIFICATIONS:

1. With reference to Specification Section 22 42 01 – Plumbing Specialties and Accessories:
 1. **ADD 2.17** to read:
“.17 THERMOSTATIC MIXING VALVE:
 - .1 Bronze body valve including integral check valves controlled by the thermostat to regulate outgoing supply water temperature.**
 - .2 Standard of Acceptance:**
 - .1 Watts Series LF1170.”**
2. With reference to Specification Section 22 42 02 – Plumbing Fixtures and Trim:
 1. **ADD 2.6.2** to read:
“.2 SH-2: Individual control accessible outdoor shower with 3 heavy duty, vandal resistant shower heads on one side of the steel pipe column for head, body and foot spray, and two (2) grab bars. Each shower head shall have individual control via timer-controlled water valves. Vandal resistant welded steel design with vandal resistant access plates for easy maintenance. Removable domed cap. Powder coat finish, blue in colour. In ground or surface mounted (c/w mounting ring anchor). Dimensions: 2032 mm (80 in. high).
 - .1 Standard of Acceptance: Stern-Williams 6895 or 6935.”**
3. With reference to Specification Section 21 21 14 – Hydronic Specialties:
 1. **ADD 2.6** to read:
“.6 CONTROL VALVE
 - .1 3-way characterized control valve (CCV), stainless steel ball and trim, modulating actuator with spring return to open position, maximum pressure drop of 5 psi, bronze with screwed ends.**
 - .1 Standard of Acceptance: Belimo CCV Valve, B312.”**
 2. **ADD 2.7** to read:
“.7 ZONE VALVE CONTROLLER

- .1 **Zone valve controller with connections for up to three (3) thermostats and three (3) valves c/w 6" probe NTC 10 kohm thermistor duct temperature sensor.**

- .1 **Standard of Acceptance: Watts Tekmar 303V with Duct Sensor 083."**

MECHANICAL DRAWINGS:

1. With Reference to Drawing M201 – Plumbing Systems Domestic Water and Natural Gas Layout:
 1. **REVISE** the DCW and DHW inlet water connections to the Shower Thermostatic Mixing Valve to **25mm** for both. Outlet LTDHW pipe remains 32mm. DCW pipe to the showers remains 25mm.
 2. **ADD** a size to the DCW and LTDHW for Shower SH-2 of **20mm** for both.
 3. **ADD** a thermostatic mixing valve for Shower SH-2. Locate the mixing valve at high level in the Janitor's Closet [104] just as the piping drops to below grade. Setpoint shall be 37°C (98°F)
 4. **REMOVE** the DCW pipe for Shower SH-2 from the Janitor's Closet [104] to SH-2.
2. With Reference to Drawing M301 – Hydronic Heating Systems Layout:
 1. **ADD** Detail 1/M301 – Hydronic Heating Schematic per the attached drawings MD1.1 and MD1.2.
3. With Reference to Drawing M302 – Hydronic Heating Systems Details and Schedules:
 1. **REMOVE** the 2-way control valve from Detail 3/M302 – Typical Fan Coil Heater Piping Arrangement.
4. With Reference to Drawing M401 – HVAC Systems Layout:
 1. **ADD** two (2) motorized operating dampers to ERV-1, one at the each of the intake and the exhaust louvers. Dampers shall open when the ERV is started.
5. With Reference to Drawing M402 – HVAC Systems Details and Schedules:
 1. **ADD** Detail 2/M402 – Typical Heating Coil Installation Detail per the attached drawing MD1.3.

End of Mechanical Addendum.

QUESTIONS AND WRITTEN RESPONSES

- Q1. We're currently looking at the Project above and were wondering if you could re-issue the drawings with enhanced functionalities as per the picture attached. At the moment we are not able to do digitally any takeoffs, markup the drawings or search in the drawings.
- A1. **Documents also available on MNG website per link below:**
<https://www.northgrenville.ca/work/tenders-and-quotes/bids-tenders/1898-pool-house>

- Q2. The Division 00 specs refer to a DSR and Geotechnical report, these are not currently included in the tender documents – please provide them.
- A2. **The Designated Substance Report and Geotechnical Report are included in the Addendum #3 submission.**
- Q3. A100 Note 1/ A 100 Note 4 – No details are shown for the infill of the windows/ doors to be removed on the North side of the building. Please confirm the required infill. Please also confirm if lintels or beams are required to carry the load of the roof trusses above?
- A3. **Masonry infill noted, reference Drawing 1/A114. Reference Drawing 4/A300 for LVL beam above doors and windows on new load bearing walls.**
- Q4. Plans on A111 and details on A400 give a general size and layout of the foundation wall/ footing however the tilt-up contractors are expecting these to be in place prior to their mobilization. Please confirm if the foundation wall requires reinforcement and frost protection.
- A4. **As noted on drawing 1/A111 Foundation and flooring design are to be provided by tilt -up engineer (licensed in the province of Ontario)**
- Q5. At the non-bearing INT1, INT4 and INT 5 partitions please confirm if slab thickening, additional rebar and dowelling is required for the non-structural masonry and tilt-up walls or if these can be placed directly on the 100mm concrete F01 assembly.
- A5. **Yes, slab thickening is required to overall slab thickness of 200mm.**
- Q6. Based on Detail 1 A111 the foundation wall is scalable as 300mm thick, please confirm if this is the correct thickness for the foundation walls.
- A6. **Foundation wall thickness will be determined by the tilt-up supplier, as part of their design process. Thickness shown is subject to change based on this design, and 300mm is an estimated thickness for the foundation wall.**
- Q7. Clarifications for the structural items above are required to ensure all bidders price all necessary structural considerations required for this project (reinforcement, slab thickening, lintels, beams, bond beams).

In the interest of fairness for all bidders, if structural drawings and details cannot be provided at time of tender, we recommend a cash allowance of \$50,000.00 be implemented for the structural design, labour and materials that may not be shown in the tender drawings. There is not enough time for the GC and our Subcontractors to provide engineered details during the tender period meaning that we have to price the necessary structural components making a number of assumptions.

- A7. **We will implement a \$50,000 cash allowance for the structural steel materials associated with the foundation and floor slab, and rebar for block walls. All labour associated with the above should be carried in the base price.**

- Q8. Please provide structural drawings for this Tender.
A8. Structural drawings will not be provided. Refer to question Q4. Note that roof truss manufacturer to provide structural shop drawings for roof trusses, and associated lintels and beams.
- Q9. Please provide specifications for flooring for this Tender.
A9. Requested information has been addressed and is included in the Addendum #3 submission. Refer to Ceramic Tiling Specification Section 09 30 13.
- Q10. Please provide hardware schedule for this Project.
A10. Requested information has been addressed and is included in the Addendum #3 submission. Refer to Sheet A810 and 08 71 00 Door Hardware Specifications.
- Q11. Please provide a week of extension to the closing day due to large number of documents and information missing.
A11. Refer to Addendum #2 Deadline extension issued on July 11, 2022.
- Q12. Please confirm if bids are being received as hard copies or by email.
A12. Bids are to be received by email.
- Q13. Please provide the Geotechnical report and Designated Substances Report as mentioned in the specifications.
A13. Refer to question Q2
- Q14. Please provide unlocked set of drawings and specifications that will allow us to do takeoffs, mark them up, extract pages and search in them.
A14. Refer to question Q1
- Q15. 10 3.5.3.2 states to not tooth new masonry units, however the wall will perform and look better if we do. Can you please confirm that tothing is allowed?
A15. Yes, tothing is allowed
- Q16. 04 05 19 2.1.2.1 states to use BL30. Please consider BL-10 ladder type reinforcement as the truss type makes it difficult to place rebar and the grout may have voids when pouring resulting in a weaker wall.
A16. Yes BL-10 is acceptable.
- Q17. 04 05 19 3.2.3 states to provide reinforcing at 200mm on center. This seems excessive, please confirm, is 1200mm on center is sufficient?
A17. Reference spec section 04 05 19 3.2.3, change the rebar spacing in noted section to 600mm on center.
- Q18. Please confirm all interior masonry partitions are non-bearing?
A18. Yes, all interior masonry partitions are non-bearing.

- Q19. 03/ A300 & 05/A300 – Please confirm the floor of the breezeway? Is it the F01 assembly?
A19. Yes, the floor of the breezeway is the F01 assembly, without the vapour barrier.
- Q20. Please confirm if bids are to be submitted in person or to the email listed in the Division 00 specifications at the closing time? We would request email submission if possible.
A20. Refer to Question Q12
- Q21. Please confirm if the contractor is responsible for paying the cost of the building permit?
A21. No, the building permit is paid for by the Municipality.
- Q22. M301 Boiler and pumps mention schematics can't find!
A22. Requested information has been addressed and is included in the Addendum #3 submission.
- Q23. M301 heating is glycol, is there a glycol fill tank?
A23. Refer to Specification Section 23 21 14, 2.5.
- Q24. M201 outdoor piping to splash pad, where do we stop?
A24. It is the General Contractors responsibility to coordinate all the required work of this contract. It is the intent that the Splash pad sub-trade provide piping between the splash pad and the Mechanical Room.
- Q25. M201 Pool heater is all piping to heater by others?
A25. Pool heater not in scope, as the existing pool system is to remain.
- Q26. Spec states Ipex 15 below grade, can SDR or BDS be used?
A26. Piping to remain as specified – Ipex 15.
- Q27. C100 – Please confirm all watermain and hydrant work is by the contractor?
A27. Yes, all watermain and hydrant work is by the contractor.
- Q28. C100 – Please confirm the new watermain(s) shown run along the centre line of the roadway therefore requiring road closure, traffic control and reinstatement of the road way?
A28. To be addressed in next addendum.
- Q29. C100 – Please confirm the extent of the replacement of the roadway – are we to patch or replace the asphalt roadway in its entirety?
A29. To be addressed in next addendum.
- Q30. C100 – Please confirm if there are restrictions on when the new watermain installation may take place?
A30. To be addressed in next addendum.

- Q31. E200 – Please confirm if all interior electrical distribution is to be through surface mounted conduit?
- A31. For service rooms yes, electrical distribution can be surface mounted, but for Change rooms, Staff room and all other publicly accessible rooms, no, electrical distribution cannot be surface mounted
- Q32. Please provide specification for the wood doors shown on the door schedule
- A32. Refer to attached Flush Wood Doors Specifications Section 08 14 16
- Q33. Please advise if Adult Change Table is required as there is a specification, but the floor plan shows that it is N.I.C. in room 110.
- A33. No, the Adult Change Table is not required, and is N.IC.
- Q34. Specification for Mirrors M1 references a size of 915x1830 but the elevation on drawing 1/A600 scales to 457x760. Please confirm size of non-barrier free mirrors.
- A34. Refer to size stated in specs. Mirrors M1 should be 915x1830
- Q35. Please confirm that all doors and frames are 12 ga material as indicated in the specifications.
- A35. Exterior Hollow Metal Door Frames to be 12ga, and Interior Hollow Metal Door Frames to be 16ga.
- Q36. Please advise if exterior frames are to be full wrap around the exterior walls which are approx. 290 mm per detail per detail 4/A500.
- A36. Doors do not need to be full wrap but must lap and fully cover the insulation and the fastening to the interior of tilt-up must be concealed within the door frame thickness.
- Q37. Please clarify the slab thickening dimension for the mechanical pad. 1/A111 shows 410 mm, but 2/A115 shows 300 mm.
- A37. Slab thickening to be 300mm.
- Q38. The ice rink rebar details on the drawings supplied (A900/A910) do not match the requirements indicated in the specifications (Section 13 18 13).
- A38. Refer to requirements shown in the specifications.
- Q39. Note 2 on A300 is asking the tilt-up concrete wall supplier to engineer and design the foundations and footings. We will be not able to acquire the design information prior to the tender closing. Please provide preliminary design of foundations and footings that the Tender will be based off.
- A39. Preliminary design will not be provided. It is the intent at this stage that fees for design work and estimation of the construction cost for this work, suitable for a bid can be provided from experience.

- Q40. Please provide fabrication and material details on all miscellaneous steel items such as mechanical pad fencing and metal frame for changing room benches.
- A40. Engineered shop drawings will be required for this work. It is assumed the wood bench will be fabricated from 50mm x 50mm painted HSS. Refer to 2/A115 for Fence Post detail.
- Q41. Please consider the following alternate fixtures for the splash pad equipment by Water Play Solutions Corp, the data sheets for each fixture are attached and listed below:

Vortex	WP
Recirc	recirc
Holding tank	holding tank
Drain	drain
Bollard activator	power post
Watertable Cascade River	waterfall 3
Dolphin canon X2	dolphin fellow X2
Aqua dome 1	Funbrella
Frog	Hopper 1
Jet spray X7	solo spurt X7
Fish 1	blow fish fellow
Geyser X3	misty mountain or geyser X3
Spray loop X2	spray loop X2
Astra 2	parasol
Water jelly	tulip
Sail twirl 1	single sail away
Water tunnel 2	spray tunnel 4
Rooster tail X3	steady stream X3

- A41. All features listed are acceptable alternatives except for the "Parasol" feature as it is too dissimilar to the "Astra" bucket feature proposed. Proponents to find a spray feature that includes buckets similar to "Astra" to be accepted as an alternative.