

BID ADDENDUM

DESIGN AND CONSTRUCTION (FACILITIES)

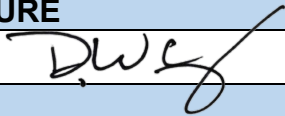


PROJECT NUMBER	PROJECT TITLE		
23-02258	Queens Elevators – Watson Hall		
PROJECT LOCATION / ADDRESS		DATE ISSUED	ADDENDUM #
Watson Hall, 49 Bader Lane, Kingston ON		April 27, 2026	03

This addendum is issued to: ☐ CONSULTANT ☒ CONTRACTOR

The following changes to the Bid Documents are effective immediately. This Addendum will form part of the Contract Documents. The Bidder will acknowledge receipt of this Addendum on the last page of the Schedule 2 Bid Form.

ITEM	DESCRIPTION
1.	Please refer to the attached Addendum No.3, Issued by G Architects Inc, April 24, 2026 (5 Pages).
2.	
3.	
4.	

PROJECT MANAGER	SIGNATURE
David Waite	
PHONE NUMBER	EMAIL
613-876-2659	Dw99@queensu.ca

END OF ADDENDUM

Architectural Addendum No. 3

Issued: April 24, 2026

Queen's Elevator Project – John Watson Hall

Kingston, Ontario

Issued by:

G architects Inc.

945 Princess St

Kingston, ON

K7L 0E9

G architects

945 Princess St

Kingston, ON K7L 0E9



The Addendum consists of the following changes noted below:

A. REVISIONS TO ARCHITECTURAL DRAWINGS

A.1 None.

B. CLARIFICATIONS OF ARCHITECTURAL DRAWINGS

B.1 None.

C. REVISIONS TO SPECIFICATIONS

C.1 None.

D. REVISIONS TO SCHEDULES BOUND IN SPECIFICATIONS

D.1 None.

E. STRUCTURAL REVISIONS

E.1 None.

F. MECHANICAL REVISIONS

F.1 None.

G. ELECTRICAL REVISIONS

G.1 None.

H. SITE SERVICES REVISIONS

H.1 None.

J. QUESTIONS

1. The RFP mentions that there is an existing door access system in place. Can you confirm that the addition of the door access hardware will be tied into the existing system and if so, what is the platform of the existing system? Is there space available in the existing control panels for the two additional doors?

Answer: The existing access control system is AMAG Symmetry. There is space available on the existing controller. Queens specified vendor for this system is:

Dave Givelas
National Account Manager | Securitas Technology
2495 Meadowpine Blvd, Unit 1,
Mississauga, ON, L5N 6C3
C: 416-320-4398
Email: dave.givelas@securitas.com.

2. Please confirm if Div 28 scope includes supply and installation of all access control components (including power supplies and low-voltage cabling). Also please confirm if automatic door operators and push buttons are by Div 28 or Div 08?

Answer: Refer to Section 08 71 10 – Door Hardware for requirements related to power door operators and electric strikes. All low-voltage cabling shall comply with the requirements of the existing access control system.

3. Will Div 28 be responsible for system programming, configuration and commissioning?

Answer: Each subcontractor under Division 28 shall be responsible for delivering a fully functional and tested system (e.g., fire alarm system, access control, etc.). For the fire alarm system specifically, refer to General Note 8 on drawing E001 for the defined scope of work for Siemens.

4. Please confirm if electric strikes and power transfer hinges are to be supplied and commissioned under Div 28 or Div 08?

Answer: Refer to Section 08 71 10 – Door Hardware for requirements related to power door operators and electric strikes.

5. Mechanical doesn't build electric cabinet unit heaters. I am not sure why we are specified. Are supposed to be hydronic.

ELECTRIC CABINET UNIT HEATERS											
TAG	MANUFACTURER	MODEL	QTY	LOCATION	CAPACITY (kW)	SUPPLY AIRFLOW (L/S)	MOTOR HIGH STATIC	ELECTRICAL			REMARKS
					ELECTRIC HEATING		RPM	MCA (A)	MO'CP (A)	V/PH/Hz	
CUH-1	ENGINEERED AIR	CU-2	1	LEVEL 1 VESTIBULE	6.6	104	1550	44.1	45	208/1/60	
CUH-2	ENGINEERED AIR	CU-1	1	LEVEL 2 ELEVATOR LOBBY	2.7	47	1550	20.5	25	208/1/60	
CUH-3	ENGINEERED AIR	CU-1	1	LEVEL 3 ELEVATOR LOBBY	2.7	47	1550	20.5	25	208/1/60	
CUH-4	ENGINEERED AIR	CU-1	1	LEVEL 4 ELEVATOR LOBBY	2.7	47	1550	20.5	25	208/1/60	
CUH-5	ENGINEERED AIR	CU-1	1	LEVEL 5 ELEVATOR LOBBY	2.7	47	1550	20.5	25	208/1/60	
1. HIGH STATIC MOTOR REQUIRED 2. FULLY CEILING RECESSED 3. NO COOLING, HEATING ONLY 4. ALL CABINET UNIT HEATERS ARE TO BE CONTROLLED AND MONITORED BY THE EXISTING DELTA BAS SYSTEM											

Answer: It is unclear who “we” refers to in the statement above. The mechanical engineer selected the electric cabinet unit heaters in consultation with the manufacturer, Engineered Air, in accordance with the schedule noted above. As heating equipment, these units fall under HVAC scope and are specified in Division 23 and shown on the mechanical drawings. Acceptable manufacturers are identified in Section 23 82 39.19.

If the general contractor is assigning work based on drawing or specification divisions, the HVAC trade is responsible for the supply and installation of these units. Refer also to Section 20 05 13. Electrical power connections for this equipment are indicated on the electrical drawings.

6. Who is the base building BAS contractor?

Answer: Refer to Addendum #2.

7. Does the slab on deck require shoring during pouring or is the spec'd decking strength sufficient?

Answer: Based on Canam specification sheets, the 76 mm steel deck (minimum 0.91 mm thickness) and the beam spacing provide sufficient capacity to support the concrete pour; therefore, no shoring is required. The selected deck supplier must verify that their product meets these requirements.

8. Clarification if the post installation long term maintenance will be contracted to the MSA of the University or part of this contract?

Answer: Refer to Addendum #2.

9. We do not offer a 4000lbs capacity unit with a service configuration style cab. Would an alternative for a standard passenger style cab at 4000lbs or increase capacity to 4500lbs be an alternative with below passenger configurations.

Answer: Refer to Item 2.1 in Section 14 21 53, which specifies a hospital-style elevator rather than a passenger-style unit. A 4500 lb hospital service elevator would be acceptable, provided the hoist way dimensions can be accommodated within the architectural plans.

The contractor is responsible for all associated facility provisions required to suit the selected manufacturer's elevator, including but not limited to architectural, structural, mechanical, and electrical modifications.

It should be noted that elevator horsepower is dependent on both speed and load rating; therefore, the required horsepower may exceed the basis of design. This could result in increased electrical requirements, including larger breakers and feeders. The contractor shall not be entitled to claim extras for any changes or additional work required to accommodate these increased power requirements.

10. Are there any working time restrictions?

Answer: Refer to Section 01 14 00 – Work Restrictions: Occupied Facilities, Item 1.3 for limitations on work hours. The Contractor shall notify the Owner prior to performing any work outside of regular hours.

End of Document

END OF ADDENDUM 03