



June 6, 2026

Addendum No.3

Question 1:

While reviewing the tender package, I noted that drawings clearly called for tongue & groove aluminum siding (in Light National Walnut wood pattern) with legend MT-1, however, the respective spec section, section 07 46 16, only includes the aluminum batten system, which refers to legend WD1. Please confirm with the architect if MT-1 is designed to be extruded aluminum siding with a woodgrain pattern, and it was just missed from the list of materials noted in Section 07 46 16?

Answer: The proposed aluminum siding is 6" V-groove from tongue & groove category. Please refer to the updated spec.

Question 2:

I have been going through the drawings and the specs for this KFHC project, I am working on the hardware at them moment and I cant seem to find an official hardware schedule. I know they are asking for SCHLAG mortise latitude handles but I can see them wanting that for the interior of the suites as they are a very expensive handle. I did see a spot on page 6 of the drawings under general notes saying that "refer to door hardware schedule for detailed specifications as supplied by seneca"

Answer: Manufacturer is revised to Hager. Please refer to Sheet A004 – Door Hardware Specification, issued as part of Addendum No. 2 on June 1, for the revised requirements.

Question 3:

As well the wood doors, the specs call for all wood doors 08 14 00 2.2.2. supply wood doors from the same manufacture. so I want to do the suite entry doors but I don't know where I can get a wood fire rated frame. I know I can cheat a 20 min fire rated frame with 1 1/4" thick hardwood but with how these specs read I'm pretty sure KFHC will not want that

Answer: Suite Entrance door frames is revised to HM. Refer to Sheet A004 Door Schedule. Provide code-compliant and listed fire-rated frames from a qualified manufacturer, provided the completed assembly meets the specified fire-resistance rating and design intent.

Question 4:

Wood doors = door schedule says Veneer/Stained. Spec says veneer, factory finished....I was just wondering what type of veneer is required = Oak, Birch, Maple etc?

Answer: Provide Maple veneer and stain to match PT5.



Question 5:

Please provide location where drain pipe needs to be repaired?

Answer: No existing drain pipes are intended to be repaired or reused under this scope of work. The sanitary drainage piping and plumbing fixtures shown on drawing P001 are new work and shall be supplied, installed and made fully operational by the mechanical contractor. Where the new sanitary drainage piping connects to existing site septic infrastructure; the point of connection shall be site verified to suite existing conditions.

Question 6:

Please provide schedule for anticipated start and completion of project.

Answer: Key milestone dates have been provided in the pre-qualification and within the documents for this pricing request in terms of start and estimated completion dates.

Question 7:

Is the existing drainage layout to remain?

Answer: No. The existing drainage layout is not intended to remain. Existing sanitary drainage piping within the area of work shall be removed as required to accommodate the new work. All sanitary drainage piping and plumbing fixtures shown on drawing P001 are new and shall be supplied and installed complete by the mechanical contractor. Refer to Answer 5 above.

Question 8:

What are the flooring specs for the wall bases?

Answer: Refer to Sheet A003 – Finish Schedule for finished flooring, vinyl base, and wood base specifications under the Flooring section; Also refer to Sheets A303–A304 – Finish Plans for corresponding reference tags.

Question 9:

Please clarify how you would like us to price the work associated with the inspection of the existing weeping tile. Is there a potential allowance for this work that has not been listed in the tender documents?

Answer: A cash allowance of \$20,000 is for Damp proofing and Weeping Tile inspection and replacement if a portion of the components is found to be damaged.

Question 10:

Please provide the required sizes and details for the concrete piers and concrete pads, as this information does not appear to be clearly identified in the current tender documents.

Answer: The concrete piers and pads are existing so there is no need for a detail on their reinforcement.

Question 11:

Could you please advise what type of tile is to be installed on the washroom walls? Additionally, could you confirm the required total height of the tiled wall areas?



Answer: Suite washroom walls are painted drywall, and the universal washroom on the first-floor lobby is tiled as indicated. Refer to Sheets A700, Details 9–16, and A701, Details 6–9.

Question 12:

Addendum 2 specifies a chamfered edge profile for the kitchen countertops; however, this profile is no longer commonly available from major laminate countertop suppliers.

Would the architect accept a similar alternative laminate edge profile, or is a true chamfered edge required despite the potential cost increase?

Answer: The laminate countertops are revised to be Bullnose profile. Refer to Sheet A700.

Question 13:

For floor assembly WJ1, please confirm the required thickness of the sound attenuation batt insulation. The current assembly notes indicate sound attenuation of batt insulation, but the required thickness does not appear to be identified.

Answer: Provide a minimum 150mm (6”) insulation to fit between the bottom flanges of joists.

Question 14:

Addendum # 2 calls for single glass. Single Clear glass is very rare nowadays. Could you please confirm if we are to include for Insulated Glass Unit? If yes, what Low-E coating to be included?

Answer: Provide double-glazed, argon-filled glass. Low-E SNR-50 by Guardian Industries on Surface #2 or equivalent. Refer to the updated specification for factory-sealed insulating glass unit assembly.

Question 15:

The elevations show shaker doors in some areas, while the rest of the kitchen cabinets appear to be slab doors. The styles don't align, so we'd like to confirm whether the shaker doors are intentional. Can slab doors be priced throughout the entire project? This would be a more efficient and cost-effective approach while maintaining consistency.

Answer: Please clarify the question. If you are referring to the patio and balcony 6-panel doors, then please keep the slab type as proposed on the drawings.

If you are referring to the cabinet doors, they are proposed as slab doors, as indicated on Sheet A700, Details 1–8.

Question 16:

Could you please confirm the appropriate locations for the flipper door slides?

Answer: There are no flipper door slides indicated.

Question 17:

Can the client confirm whether GAF roofing products will be accepted as an approved alternative to the specified CertainTeed products, provided they meet the specified testing and performance requirements?

Answer: GAF roofing is accepted as an alternate manufacturer, provided that the submitted technical data demonstrates equivalency to the specified requirements.



Question 18:

We note that under CCDC 2, the Contractor is required to provide builder's risk insurance ("Broad form" property insurance). However, the tender documents indicate that the Owner will carry this coverage, while the Supplementary Conditions do not currently amend this requirement. To avoid any ambiguity, we request clarification and a corresponding amendment to the Supplementary Conditions. Specifically, we ask that GC 11.1 Insurance be revised to clearly state that the Owner will arrange and pay for both Wrap-Up Liability and Builder's Risk insurance for this project, and that the Contractor will not be required to provide these coverages.

Answer: The tender documents will supersede the CCDC2 on this particular detail. These insurances are being supplied by KFHC and should NOT be provided for by the contractor to avoid duplication.

Question 19:

Please confirm the structural composition for the exposed and recessed balcony floor structures, specifically the connection detail at the end of joist hangers to steel I-beams and balcony sub-floor structure. Please refer to details 1, 3 & 5 on drawing S4-104 & Detail 11 & 14 on drawing A651.

Answer: Connection detail will be provided as part of the next addendum.

Question 20:

Refer to spec 04 21 13, for the Brick Masonry veneer, it specifies the brand and colour in the legend on drawings A400 and A401 - "Contemporary Series, Venetian by Brampton Brick" - but it does not specify the size. There are three options in this Brampton catalog: Premier Plus, Metric Norman, and Metric Jumbo. Please clarify/ confirm which size is required for this project.

Answer: The brick size is to be Premier Plus.

Question 21:

Please confirm the interior cabinet finish, substrate, & color. Refer to drawings A700 and A702.

Answer: All cabinet interiors to be white melamine unless noted otherwise. Refer to sheet A700 note no.4

Question 22:

Refer to spec section 06 40 00, item 2.1.9.1; Please confirm the depth that dictates the shallow drawers.

Answer: The drawers specified for this project are standard-depth drawers and are not considered shallow. Refer to sheet A702 detail 1.

Question 23:

Refer to spec section 06 40 00, item 2.1.9.2; Please confirm the depth that dictates the deep drawers.

Answer: The drawers specified for this project are standard-depth drawers and are not considered shallow. Refer to sheet A702 detail 1.



Question 24:

Refer to spec section 06 40 00; Please confirm if the requirement would be using shelf pins (as noted in item 2.1.9.4.) OR shelf pilasters (as noted in item 2.1.9.5.), as both would not be required.

Answer: Please proceed with shelf pins.

Question 25:

Refer to spec section 06 40 00, items 2.2.2.3. and 2.2.2.5., for both the exposed and semi-exposed sections of the cabinetry, please confirm that the construction material is not limited to MDF as dictated by Section 10 of the NAAWS.

Answer: Please follow specifications.

Question 26:

Refer to spec 07 25 00, for the Air/Vapour Barrier it specifies Blueskin SA. Just confirming that this is indeed the product that is wanted and/or required for this application, as typically when there is a vapour barrier required in residential construction, a 'vapour-permeable' peel-and-stick membrane is used on the exterior side of the wall make up (ie. Henry VP160), prior to cladding installation. Please advise

Answer: Blueskin VP160 vapour barrier is acceptable.

Question 27:

Refer to spec section 08 51 66; All manufacturers listed appear to be US based. Please advise if Canadian manufacturers will be accepted for the aluminum window framing. Our local subcontractors would like to suggest/ recommend 'Windspec 925 Series', or 'Arctic Wall by Oldcastle', or 'Alumicor Series 1970'.

Answer: All proposed suppliers are based in Canada. Alternative suppliers will be considered for review, provided that the proposed products are equivalent.

Question 28:

The addenda indicate that the hardware finish is to be matte black for the unit entrance doors. Could you please clarify whether this applies to:

The suite entrance doors, or

The main building entrance doors/exterior entrances?

Answer: The black finish only applies to the suite entrance doors.

Question 29:

It looks like there are a few items missing from the drawings, along with some details that need clarification.

The following items were identified:

Missing overhang details in certain areas.

No roof truss slope information provided.

Out-to-out framing dimensions/details are missing.



No connection details for the roof members (I'm not entirely sure which specific connection details he was referring to, but this was noted during his review).

In addition, the roof fire-stop detail appears to be either missing or not clearly defined.

Answer: Please refer to sheet A651 detail 4 for the typical overhand detail.

Refer to sheet A400 and 401 for roof slopes.

The out-to-out framing dimensions have been provided in a revised addendum. The out-to-out framing on the roof will be provided once the truss design is completed.

The connection details for the roof members shall be provided in the truss design drawings.

Refer to sheet A650 detail 2 for the roof fire-stop at the suite-to-suite demising wall.

Question 30:

The floor with 2x10 members may be difficult from both a design and construction standpoint. It would be better to use 9.5" engineered joists for the floor system.

Answer: The contractor will have to provide the specification package for the engineered floor joists. In addition, T.Smith Engineering Inc. will have to re-design the 2x10 floor frames with the engineered floor joists to confirm they are adequate and provide hangers that work with the new members.

Question 31:

The specification is calling for AC-90 minimum #12, since this is a mostly wood structure, would NMD be acceptable, or at least acceptable within the residential units? Would #14 gauge wire be acceptable within residential units?

Answer: NMD is acceptable within the suites. Min wire size shall be #12.

Question 32:

The schedule doesn't have any details for it apart from sizes and the spec sheet only shows glazing requirements, not window manufacturer's

Answer:

Vinyl windows are acceptable. Products of the following manufacturer's are permitted subject to conformance of the drawings and schedules and specifications.

- "Ultra Window Series" by VWD Ltd.; www.vinylwindowdesigns.com
- "VW 7000 " by Regal Aluminum; www.regalaluminum.com

"Defender 76TS System " by Innotech Windows + Doors Inc.; www.innotech-windows.com

Question 33:

Aluminum siding: The legend on the drawing calls for tongue and groove siding but the spec says "batten" system. They are completely different things. Which one to price?

Answer: Aluminum siding to be tongue and groove siding system. Refer to the updated specification for the tongue and groove system.

Question 34:

I assume that the aluminum soffit is the same product as aluminum siding. Please confirm.



Answer: Correct aluminum soffit is the same product as wall siding, however the soffit is noted as Black. Refer to Sheet A651 details 13 and 14. Aluminum soffits are proposed for the entrance canopy and recessed balconies. The roof Soffit is Hardie board.

Question 35:

There is another section in the spec (07 46 19) for the metal siding but I didnt locate any metal siding on the drawings other than aluminum siding. Please advise if there is any metal siding in this project beside aluminum siding.

Answer: There is no metal siding in this project. Refer to the updated spec.

Question 36:

Please let me know more about the vented soffit at the roof eaves. I didn't find any information in the spec. I need to know it's "brand / product / gauge / colour" to price it accurately.

Answer: Provide factory-finished Hardie Soffit, Vented Smooth, Colour Midnight Black complete with all required trims, fasteners, and accessories. Refer to the updated specs.

Question 37:

The elevations indicate that the brick is to be Brampton Contemporary Series Venetian. What size? There are 3 to choose from.

Answer: The brick size is to be Premier Plus.

Question 38:

The East & West Elevations on A401 and the Cross Sections on A451 show a CMU veneer. What is the purpose? Should this not just be siding above the roof? If concrete block is actually the intent, what is supporting it? Nothing is shown on the Structural Drawings.

Answer: The CMU is the firewall extending above the roof, and the exposed CMU to be finished with aluminum siding. Refer to the updated Sheet A650, Detail 1.

Question 39:

Detail 5/A651 shows a prefinished metal flashing under the window sill. This serves no purpose and cannot be done. There is nothing to hold the sill in place

Answer: The metal flashing is removed from the underside of the window sill and the detail is updated. Refer to Sheet A651 detail 5.

Question 40:

Section 04 05 12 Item 2.5 provides two different scenarios for the brick mortar. Is it to be pre-blended pre-coloured or a site batch mixer with colour added?

Answer: The contractor can choose either method but either choice must have the same colour be consistent throughout the entire building.

Question 41:

Section 07 21 00 is generic for various types of insulation. The drawings indicate the cavity insulation is to be rigid polystyrene. Please confirm that this is correct.



Answer: Refer to Sheet A001.1, Construction Assemblies, for specified cavity insulation requirements.

Question 42:

Could you please confirm the required R-values/thicknesses for Details 13 and 14 on Sheet A651?

Answer: Provide a minimum insulation value of R-31 for all exposed floor assemblies.

Question 43:

Is the complete water treatment scope (supply and install) being done by MWATERS and covered by the allowance.

WATER TREATMENT SYSTEM				
TAG	TYPE	MANUFACTURER	MODEL / PART NUMBER	DESCRIPTION
WP	WELL PUMP	GRUNDFOS/FRANKLIN ELECTRIC	45S30-7 / 2343162604G	47.1 USGPM, 168FT HD, 3HP, 208V/3PH/60HZ
VFD	WELL PUMP VARIABLE SPEED DRIVE	SUBDRIVE CONNECT PLUS	SDCP-SUB0723	RATING: 7.5 HPV 28A, R/PUT 208-230V, 1PH OR 3PH, 60 HZ, OUTPUT: 230V 3PH, NEMA 3R ENCLOSURE
WM-1	WATER METER	SEAMETRICS	SSMRS201PPG	SS, INLINE FLOW METER, 2", 1 PULSE PER GALLON OUPUT.
PT-1	WELL PRESSURE TANK	WELLMATE/PENTAIR	WR240R	DIAPHRAGM WELL TANK WITH BASE, 150PSIG MAXIMUM WORKING PRESSURE, CONSTANT PRESSRUE MANIFOLD AND BRACKET, 81 US GALLON, 2" NPT CONNECTIONS.
MF-1 AND MF-2	MANGANESE GREENSAND FILTERS	FRANKLIN	SOTFMG-1865-208	TWO UNITS IN PARALLEL, 18"x65" TANK, 5CU FT GREENSAND PLUS MEDIA, 21GPM/UNIT, 2" NPT CONNECTIONS
PF-1 AND PF-2	PRE-FILTERS FOR UV SYSTEM	VIQUA	AWP42B-V	HEAVY DUTY 3-PIECE FILTER, NSF 42 CERTIFIED, COMPLETE WITH 5 MICRON AND 1 MICRON FILTER CARTRIDGES, MAX FLOWRATE: 40gpm, 250 NPT CONNECTION, WALL BRACKET, 2 FILTER PER UV.
UV-1 AND UV-2	UV SYSTEM	VIQUA	UVMAX PRO 20	20GPM FLOWRATE, 300 PSI BURST PRESSURE, VERTICAL ORIENTATION, 316L STAINLESS STEEL CONSTRUCTION, PROVIDE OPTIONAL SOLENOID VALVE, ONE SET OF SPARE LAMPS PER UV SYSTEM.
RT-1	RETENTION TANK	FLUIDRA	FLUE120EZ	450L STORAGE VOLUME, DIMENSIONS • 1.81M(H) X .614D, EMPTY WEIGHT • 38KGS, FULL WEIGHT • 488KGS, BOTTOM 300 CONNECTIONS.
WS-1 AND WS-2	WATER SOFTENERS	CLACK	CLACK 45 TWIN ALTERNATING	TWIN ALTERNATING WATER SOFTENER, 45,000 GRAINS PER TANK..
PCM	PULSE CONTROL MODULE	STENNER	PCM10	TIME ADJUSTED CONTROLLER, 120V/1PH/60, 0.45mA AC
CP-1 TO CP-4	CHEMICAL PUMP	STENNER	M45MPH1	SINGLE HEAD ADJUSTABLE PUMP, ANTI-SIPHON PROTECTION, 120V/1PH/60, 1.7A
IA-1 TO IA-4	INJECTION POINT ASSEMBLY	PULSATRON	--	CUSTOM MODIFICATION BY MWATER
CP	CHEMICAL DOSING CONTROL PANEL	MWATER	CUSTOM	CUSTOM FABRICATED BY MWATER
--	VIDEOGRAPHIC RECORDER	MWATER	SM1000	CUSTOM FABRICATED BY MWATER
--	CHLORINE ANALYZER	MWATER	--	CUSTOM FABRICATED BY MWATER
SV	FIRE SUPPRESSION SOLENOID VALVE	BURKERT	S000306803	2" NORMALLY-OPEN SOLENOID VALVE, DE-ENERGIZES WHEN FIRE SUPPRESSION SYSTEM ACTIVATES. 120VAC

* RETAIN MWATERS TO PROVIDE THE COMPLETE WATER TREATMENT SYSTEM (CONTACT WILLIAM VANDER WILP, WILLIAM@MWATER.CA, 1-800-200-0865 X 24)

1.8 ALLOWANCES

- .1 We confirm that we have included the following allowances in our Bid Price:
- .1 Inspection and testing: \$60,000.00
 - .2 Utilities Hydro One: \$25,000.00
 - .3 Interior Signage: \$15,000.00
 - .4 Soil Testing Around Foundation: \$10,000.00
 - .5 Water Pump & Treatment: \$150,000.00
 - .6 Communications and Security: \$15,000.00
 - .7 Dampproofing Allowance \$20,000.00

Answer: Yes, the water treatment is to be completed by MacLellan Water Treatment and Pumps and is to be covered under the allowance.

Question 44:

Is it possible to submit price for vinyl windows?

Answer: Yes. Refer to Question 32 response.



Question 45:

Are there any mortar beds to be done where there are floor drains or anywhere else (e.g. universal WC or janitor room) and if so where?

Answer: Yes, mortar beds are to be provided where tile finishes are installed and a slope is required.

Question 46:

They specified they wanted a crack isolation and sound isolation membrane, QEP cork would be a great option if approved. It is crack isolating, sound dampening, hypoallergenic, mold resistant, and also environmentally friendly. Can you please confirm if this can be used?

Answer: Please proceed with crack isolation as specified.

Question 47:

Do they want tile subfloor (e.g. uncoupling membrane) everywhere including common areas or just in units?

Answer: Uncoupling membrane to be used in both common areas and in units.

Question 48:

Can Keraflex SG be used instead of Ultraflex LFT, Keraflex SG is currently an industry standard for indoor tile projects over concrete subfloors.

Answer: Keraflex SG can be considered as an equivalent substitute.

Question 49:

To make sure since it does not specify, is WT1 the tile to be used inside showers? And which tile is used inside of the universal W/C, it does not specify that either.

Answer: The showers are prefabricated units and do not require tile finishes.

Washroom flooring is designated as TL1.

The universal washroom flooring and portions of the walls, is designated as TL2, refer to Sheet A701.

WT1 is tile at backsplash of kitchens and the janitor's room wall.

Question 50:

Instead of Daltile 4x12 tile, can we use Olympia Colour and Dimension 4x12 tiles instead?

Answer: Yes, provided the product quality is equivalent to Daltile.

Question 51:

Please confirm whether plumbing fixture specifications, schedules, or approved product standards are available for this project.

Answer: Refer to sheet P100 Plumbing Fixture Schedule.

Question 52:

Additionally, please confirm whether mechanical/plumbing drawings will be issued, or if plumbing pricing is to be based on the architectural drawings and information currently provided.

Answer: Plumbing drawings are provided. Refer to sheet M001-M400, P001-P200.



Question 53:

Section 07 25 00 appears to indicate that the exterior membrane is to be Blueskin SA air/vapour barrier or equal. We believe it should be Blueskin VP160 vapor barrier because of the location of the dew point. Please review.

Answer: Blueskin VP160 vapour barrier is acceptable.

Question 54:

The section 09 91 00 - Painting, only indicates the finish level required for Walls, Ceilings, Trim & Doors, but does not indicate what type or quality of paint, or what surface types are to be painted (gypsum, concrete, metal, wood) - which will be important to determine what primers would be required. It does reference that products must be listed in the MPI Approved Product list - so are we just to select the appropriate types?

Answer: The type of paint is indicated on Sheet A003 (Finishes Schedule). Refer to Sheets A303–A304 (Floor Finishes) and Sheets A700–A701 (Interior Elevations) for areas requiring paint. For all other areas not specified, the General Contractor may select an appropriate paint type in accordance with the MPI approved product list.

Question 55:

Could you please clarify if all the windows are Vinyl or Aluminum? Bid Forms are calling for Vinyl Windows. Specs are calling for Aluminum.

Answer: Please proceed with vinyl windows. Refer to Response to Question 32 for the approved manufacturers.

Question 56:

Clarification of systems per substrate would be helpful.

Answer: Please clarify the question.

Question 57:

The drawings show sprinklers are only required in the garbage room, I just wanted to make sure that there is no requirement for sprinklers in the storage room as per OBC 3.3.4.3.(1) "*Sprinklers shall be installed in a storage room provided for the use of tenants in a residential occupancy within a floor area but not contained within a suite*". I ask the question because I have run into this before on a similar residential building under four stories.

Answer: The storage rooms 008 and 009 are NOT intended for tenant use and are designated for staff only for maintenance purposes.

Question 58:

Please advise where to find the roofing specs.

Answer: Refer to Asphalt Roof Shingle Section 07 31 13 issued as part of Addendum No. 2.

Question 59:

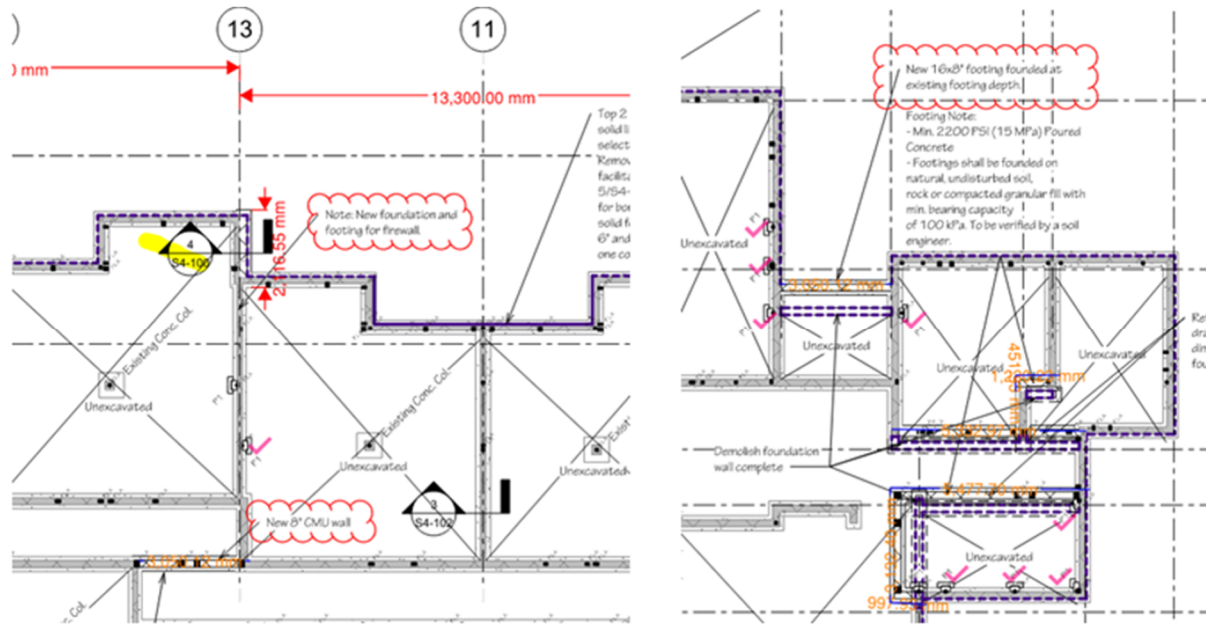
What is the validity requires for the bid bond and performance/material bond?

Answer: Refer to the RFP documents under insurance requirements.

Question 60:

Please provide the rebar details of the following indicated on the Drawing S4-100:

- A) new 8" CMU wall. Please see the attached Photo (clouded) for reference.
- B) new 16x8 footing foundation. Please see the attached Photo (clouded) for reference.



Answer: Refer to the updated structural drawings Sheet S4-100 and S4-103, details 5 and 6.

Question 61:

Revised Glazing Schedule Specification 08 06 80 3.1 issued as part of Addenda #2 appears to have removed all requirements for thermal glazing and associated low-e coatings from the project. Please confirm if this is correct or provide a thermal glazing specification.

Answer: Refer to the updated specification. Provide double-glazed, argon-filled glass. Low-E SNR-50 by Guardian Industries on Surface #2 or equivalent. Refer to the updated specification for factory-sealed insulating glass unit assembly.

Question 62:

Revised door schedule issued as part of Addenda #2 package notes D109 to be a 60-minute fire rated "type D" aluminum door with half lite. Standard aluminum doors and frames are not fire rated and are either have full height glazing or upper and lower lites with a centre dividing midrail. Please provide a specification or basis of design for this door and frame assembly.

- This door is also noted to receive GWG glazing. Georgian wire glazing is only rated for 45 minutes. Please confirm glazing requirement or alternate product glazing spec.



Answer: Door 109 has been revised HM/GWG. The door is located within a 1-hour fire-rated assembly and is permitted to be 45-minute fire-rated in accordance with applicable code requirements.

Question 63:

Specified aluminum window wall system as outlined in 08 51 66 is not ideally suited for the windows on this project nor is this system what is illustrated in architectural drawing window details. Please confirm that window wall is the desired window system or provide an alternate specification for aluminum windows.

Answer: Vinyl windows are proposed for the suite windows, with the exception of the entrance window wall, which is proposed as aluminum. Refer to question 32 response.

Question 64:

The Consolidated Bid Issue Specifications (R0, May 11, 2026) contain no Division 26, 27, or 28 written specification sections.

- a. Confirm that Drawing E109 — Electrical Specifications is the sole controlling specification for all Division 26, 27, and 28 work on this project.**
- b. Confirm whether any Division 26/27/28 written specification sections will be issued by addendum prior to Bid closing.**

Answer: a. Refer to all the notes on the electrical drawings.
b. No.

Question 65:

Drawing E200 (Identified Price #1) instructs the electrical contractor to assume a new 250 kVA pad-mounted transformer is required. Drawing E105 references the existing pad-mounted transformer and limits EC scope to the secondary side. The Masterformat Bid Summary (Appendix B) includes both a '260000 Electrical' line and a separate 'Primary Electrical Service' line.

- a. Confirm that the 'Primary Electrical Service' line on the Masterformat Bid Summary is the correct location to enter the Identified Price #1 value (primary duct bank, new transformer foundation, ground grid, and Hydro One coordination scope as shown on E200).**
- b. Confirm whether Hydro One has issued a Connection Cost Estimate or Offer to Connect for this 1200 A service, and whether a new transformer has been confirmed as required or whether this price remains contingent.**
- c. Confirm the rated capacity (kVA) of the existing pad-mounted transformer referenced on E105, and whether any existing Hydro One coordination correspondence is available for review by bidders.**

Answer: a. This is the approximate location; the exact location must be coordinated.
b. No, all work identified in E200 shall be priced as an identified price and if we need to do a service upgrade, all hydro requirements will be coordinated at a later time.
c. Based on the information we have, we believe it's a 150kVA transformer.



Question 66:

Drawing E105 Note 3 requires the electrical contractor to 'clean, re-lamp, and replace all existing broken fixtures with new' for site lighting that is to remain, and to reconnect existing light poles to new distribution inside the Main Electrical Room via two (2) new circuits.

- a. Confirm the total quantity of existing site lighting fixtures (poles, wall packs, bollards) that are to remain and be reconnected.
- b. Confirm whether replacement of 'broken' fixtures is like-for-like (incumbent lamp technology) or full LED upgrade.
- c. Confirm whether a fixture condition survey is available to bidders, or whether the base bid is to include a stated allowance for replacements.

Answer: a. To remain and to be reconnected.
b. Full LED upgrade.
c. Please include an allowance for replacement.

Question 67:

Drawing E105 Note 10 instructs the electrical contractor to 'allow for seventeen (17) new circuits to match existing.' No equipment schedule, load list, or plan reference is provided for these circuits.

- a. Please provide a list or marked drawing identifying the equipment served by these 17 circuits, including description, load (kW/A), voltage, and approximate location.

Answer: This note was revised as part of Addendum No. 2.

Question 68:

Drawing E105 Note 5 requires removal of the existing secondary duct bank, associated wiring, and conduits, and construction of a new secondary underground duct bank from the existing pad-mounted transformer to the new Main Electrical Room.

- a. Confirm the approximate length and routing of the existing secondary duct bank to be removed.
- b. Confirm whether the existing transformer's secondary connections and grounding will remain live during demolition and reconnection, or whether a coordinated Hydro One outage will be required, and if so, who is responsible for arranging and paying for that outage.

Answer: a. Refer to the architectural drawings sheet A200 for the approximate location.
b. Refer to the electrical drawings.

Question 69:

The following three drawings are in conflict regarding the division of work between this electrical contractor and 'the security contractor / others':

E108 Note 1: enterphone panel is by the security contractor, EC provides rough-in only.



E109 (Electric Strike Details): 'This electrical contractor to provide all wiring, conduit, and back boxes... complete and functional installation' for electric strikes and card readers.

E100 Electrical Legend: 'Security control panel — by others.'

A written demarcation by addendum is required to price this scope accurately. Please confirm the following:

- a. Who supplies and installs the access control panel, card readers, electric strikes, request-to-exit devices, door contacts, and motion detectors?
- b. Who terminates the low-voltage wiring at the panel and at each field device?
- c. Who supplies and installs the security cameras and enterphone panel, and who pulls the camera cabling and enterphone wiring to the panel?
- d. Confirm that EC's scope for security is limited to conduit, back boxes, and 120 V power feeds only, unless explicitly stated otherwise in the addendum demarcation.

Answer: This contract includes only the installation of all empty conduits, junction boxes, and required access panels for the security system. All wiring, except where specifically shown on the electrical drawings and included as part of this package, shall be by others. Electrical package identifies what scope falls under this contract.

Question 70:

Drawings E108 and E101A/B show approximate routing of 1.5" C above ceiling space and J-box locations for future security cameras.

- a. Confirm whether the camera signal cabling (Cat6, coax, or fibre) and power-over-ethernet connections are by this electrical contractor or by the security contractor.
- b. Confirm whether the recessed J-boxes shown on E108 are to be supplied and installed by EC or by the security contractor.

Answer: This electrical contractor is responsible for providing all conduits and junction boxes shown for the security and communication system, as well as all telephone boxes and conduits inside the suites.

Question 71:

Drawings E101A/B and E102A/B General Note 5 states 'Provide all required low-voltage wiring for mechanical.' The scope of this instruction requires clarification.

- a. Confirm that EC supplies and installs all line-voltage thermostats and wiring for electric baseboard heaters, and all low-voltage control wiring for ERVs, range hoods, and bathroom exhaust fans in every suite.
- b. Confirm that starters and disconnects for the well water pump, sewage pumps (S.D.P1/S.D.P2), domestic hot water tanks (HWT-1/HWT-2), AHU-1, CU-1, and other packaged mechanical equipment are supplied and installed by Division 23 Mechanical, with EC providing feeder and safety disconnect at the equipment



only.

- c. Confirm that 'DFO' (Heat Tracing System per E104 panel schedule) means Designed/Furnished by Others (mechanical) and that EC provides the line-voltage power connection only.

Answer: This note states all LINE VOLTAGE WIRING by this contractor.

Question 72:

Drawing E101B Notes 7 and 9 reference a water treatment system control panel, an RO system, and a sewage pump system requiring power connections.

- a. Confirm that all controllers, control panels, VFDs, and starters for the water treatment system, RO system, and sewage system are supplied by the respective system manufacturers, and that EC's scope is power connection to the supplied equipment only.

Answer: This contractor is responsible for all line voltage wiring and termination to mechanical equipment, as well as installation of the VFD supplied by mechanical.

Question 73:

Drawing E101B Note 6 requires four (4) junction boxes c/w one (1) dedicated 120 V circuit for a 'Solar Control System.' No conduit routing from J-box locations to inverter location is shown.

- a. Confirm whether the solar PV system will be installed under this contract or under a separate future contract.
- b. Confirm the intended routing of conduits from the J-box locations to the panel/inverter location, and whether this routing is to be designed and installed by EC under this contract.
- c. Confirm conductor and conduit sizing requirements for future PV DC and AC feeders, or confirm that EC's scope is limited strictly to the four J-boxes and the single 120 V dedicated circuit only.

Answer: Refer to the electrical drawings issued as part of Addendum No.2.

Question 74:

Drawing E109 (Universal Washroom Detail) specifies a complete door operator system including Camden push plates, a controller, an electric door strike, and an automatic door operator.

- a. Confirm whether the Camden hardware (push plates, controller, electric strike, and automatic door operator) is supplied by Door Hardware (Division 08) and installed and wired by EC, or whether EC is also responsible for supplying the hardware.
- b. Confirm the number of accessible / universal washroom locations requiring this system.

Answer: a. Refer to the universal washroom detail on sheet E109.
b. Universal W/C 005 on the ground floor.



Question 75:

Drawing E106 Section 1.1.4 lists Mircom, Edwards, and Simplex (Notifier) as acceptable manufacturers.

- a. Confirm any owner preference among the listed manufacturers, and whether the fire alarm annunciator graphic display is to be a printed mimic annunciator or an LCD/graphic display.**
- b. Confirm the number of annunciator locations required — E106 indicates one at the Main Vestibule and one in the Main Electrical Room.**

Answer: Refer to fire alarm specification and electrical drawings.

Question 76:

Drawing E106 Section 3.2.8 requires an independent verification company to commission and certify the fire alarm system in accordance with CAN/ULC-S537, latest edition.

- a. Confirm that the cost of CAN/ULC-S537 verification by an independent qualified verification company is to be included in this contractor's bid.**

Answer: The cost will need to be included as part of this bid.

Question 77:

Drawing E100 Luminaires Schedule lists fixtures from Beghelli, Liteline, Lithonia, and Cooper with the notation 'or approved equal.' Several model numbers on E100 are abbreviated.

- a. Confirm the deadline for submission of pre-tender substitution requests for alternative luminaire manufacturers.**
- b. Confirm whether complete fixture specification cuts (full catalogue model numbers, photometric data) for the specified manufacturers are available for distribution to bidders.**

Answer: Alternate fixtures are acceptable, photometric calculations are not required, ensure same wattage and lumen outputs are selected.

Question 78:

Proposed Alternatives

Vedrex Aluminum Siding	Vedrex has been added as an approved alternative manufacturer in the updated specification.	Accepted
GAF Roofing	GAF roofing is accepted provided that the submitted technical data demonstrates equivalency to the specified requirements.	Accepted



EnerFrees Windows & Wall Systems	The main entrance is aluminum. Vinyl windows are proposed for the suite windows.	Accepted for the main entrance only.
Dorex Door Hardware	Please proceed with the door hardware as specified on the drawings.	Rejected
Construction Specialist – Louvre RSH-5700	Specification section 08 91 00 is updated and refers to mechanical drawings and specifications for Louvres.	Rejected

End of Addendum No.3