

Date: May-16-19
To: Bidders for Norfolk County Bid No. PW-FAC-19-06
Renovations - East Area Roads Operations Facility
From: Marlene Watson, Director, Facilities – Public Works
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Subject: Addendum No. 3 (6 pages)

ADDENDUM No. 3

This Addendum shall form part of the Contract Documents.

The Bidders should acknowledge receipt of this Addendum on the Submission Form – Appendix A.

**The date of closing of this tender shall be extended by one week from
Tuesday, May-21-19 to:
Tuesday, May-28-19**

1. Question:

Drawing D1 notes: existing ceiling above mezzanine to remain.

In order to frame the new partition walls to u/s of roof deck, install x-bracing members and drywall ceiling suspension system, the existing ceiling will have to be removed to expose existing roof framing. Are we expected to reinstall the existing ceiling after this work is completed or can the roof framing remain exposed in this unoccupied area?

Answer:

Uncover enough to determine framing member size and spacing. Any framing required to be exposed to connect suspension system may remain exposed. Any ceiling removed for construction is not required to be reinstalled.

2. Question:

Revised drawings note we are to repair the existing concrete floor & paint. Are the existing block walls being removed supported on a foundation wall or slab-on grade? Are there any dowels that will need to be cut off if supported on the slab on grade? If supported by a foundation wall, are we to chip down the foundation and patch the s.o.g.? This greatly effects the amount of floor patching prior to painting.

Answer:

Bidders shall assume that the block walls are on slab with no dowels. If the construction is different, there will be an extra to remove dowels and/or chip down foundation.

3. Question:

What are the materials for the new cupboards and countertop?

Answer:

The material for the cupboards shall be Cutler Kitchen and Bath, Urban Collection or equivalent. The countertop shall be a laminate Formica or equivalent.

4. Question:

On drawing P1 there is a note to relocate existing storm drain. How is this to be done?

Answer:

The storm roof drain shall be relocated above new ceiling and down interior of new north wall and into existing floor drain.

5. Question:

How well is the floor to be finished?

Answer:

The floor shall be levelled to make a smooth surface and to eliminate any trip hazards. Floor shall be cleaned enough to accept application of paint.

6. Question:

There no rooms finish schedule on issued drawings per add # 2. Per A1 drawing's note on some of them the interior wall surfaces including the wood doors, and the ceiling shall be primed and painted. Is that correct? Is there any specific paint required?

Answer:

All walls, doors and utility room ceiling shall be primed and painted. Paint shall be low VOC latex eggshell.

7. Question:

There is only one note indicate the floor finish for utility room per section 1/ A1 (existing floor to be patched & Filled as needed- painted). Is this note will be applied to all floor areas (washroom, offices, and corridors)? And what is the spec for required paint?

Answer:

This note applies to all floor surfaces. The paint shall be epoxy paint suitable for concrete.

8. Question:

Lead is present in existing paint on walls as per report. These walls will be covered with framing and drywall as per drawing. Do we have to remove the existing paint from these walls before drywall works? Please confirm as it is not mentioned in the drawings anywhere.

Answer:

The existing paint does not require removal prior to construction work.

9. Question:

What is the ceiling structure over the offices, washrooms and staffroom? The drawings indicate Suspended ceiling and R-30 batt insulation. Is this an acoustic ceiling tile and grid ceiling? Or is this a drywall ceiling with wood framing members? If it's an acoustic ceiling tile and grid system. Please specify ceiling tile that can support R30 insulation.

Answer:

The suspending ceiling shall be:
Armstrong Ceiling Solutions or equivalent
Hanger 2.5mm dia. (12 gauge)
6' spacing (will carry 12lb./ft.)
Tee Bar Section 12' 1 16/25"

10. Question:

Addendum #2 - Revised drawing A1 – Please refer to the Door Schedule. Is the intent that doors D1, D2 and D4 have wood door frames or should construction type

be solid core wood doors with hollow metal frames. If they are to be wood frames what species of materials is required for jambs/stops/casings?

Answer:

The doors shall be solid wood core with metal frames.

11. Question:

Is self levelling underlayment required for existing floorslabs prior to painting. Floorslab restorations for sanitariums and patched areas would be visible through painted finish. Please clarify.

Answer:

Self-levelling underlayment is not required for existing floor slabs.

12. Question:

Please clarify all rooms within renovated area receiving painted floor finish.

Answer:

Yes, all floors within the renovated area shall be painted.

13. Question:

Is there any baseboards required for the partitions in the renovation area in order to cover the joint between the drywall and flooring finish. Please clarify.

Answer:

Vinyl baseboard shall be installed.

14. Question:

Is the utility room as per 1/A1 the only room to receive 2x8 joist and drywall ceiling painted? Are the suspended ceilings in the remaining rooms to be acoustic ceiling tile with R-30 batt insulation loose laid above? If so, please specify grid and tile to be used for these ceilings.

Answer:

Yes, the utility room has a drywall ceiling. It is a rated room. See Question #8.

15. Question:

For all interior partitions as shown on drawing 1/A1 – can these walls be framed with full length studs to underside of roof deck in lieu of double framed wall and x-bracing shown.

Answer: Yes.

16. Question:

Please clarify if drywall on these interior partitions can terminate just above suspended ceiling height.

Answer:
Yes.

17. Question:

Addendum 2 – item 3 – Could you please provide the name of the company that installed the roof in 2013?

Answer:
GRRC Roofing, Hamilton, ON

18. Question:

Is there any washroom accessories required?

Answer:
Washroom accessories are not required, beyond the stated fixtures.

19. Question:

Section 1 on Drawing D1 issued in Addendum #2 added a note “see ME2 – 2 for septic system details” please clarify what is required. We were not able to locate that drawing reference.

Answer:
Delete note on Drawing D1 “see ME2 – 2 for septic system details”

20. Question:

Any updates in electrical panel?



Answer:

There are no updates in electrical panel.

21. Question:

Per Tender form there is an individual references and experience attached. My understanding the references on this form means the corporation/ City/ official organization which these individuals were onsite performing/ supervising/ managing project for these officials; is that correct?

Answer:

Yes.

End of Addendum