



Addendum # 4
Bid Opportunity: 25-7706-RFT - Glenview Park
Secondary School Elevator and Science
Laboratory Renovation
Closing Date: Monday, April 7, 2025 2:00 PM

The following issued by the Board shall form part of the Bid / Proposal Solicitation document. The revisions and additions noted herein along with any attachments shall be read in conjunction with all other related documents. This Addendum shall, take precedence over the previously issued documents where differences occur. Receipt of this addendum must be acknowledged in the Bidding System, bids&tenders.

If you have already submitted a Bid / Proposal, it will be automatically withdrawn as a result of this addendum. You must resubmit the Bid / Proposal acknowledging all addenda and revising your Bid / Proposal to comply with all addenda.

Question 1:

In the Supplementary Conditions (SC6.1), it is stated:

“The Contractor shall pay to the Owner compensation for all additional costs and damages borne by the Board to cover costs incurred due to delay beyond contract timelines, until Ready-for-Takeover is achieved and certified pursuant to

the terms of the Contract. Liquidated damages will be assessed as incurred and amounts will be payable directly to the Board. Additional costs may include, but are not limited to: temporary classrooms, temporary washrooms, additional staff, etc.”

However, the clause does not specify a defined amount for Liquidated Damages (LD), which raises concerns regarding potential open-ended financial liabilities for the Contractor.

Request:

We kindly request the removal of the Liquidated Damages (LD) clause from SC6.1 or, alternatively, a clear definition of the specific LD amount to ensure fairness and transparency in contractual obligations.

Impact:

Leaving the LD clause undefined could create uncertainty for bidders regarding financial risk exposure, making it difficult to assess and price the project accurately.

Please provide clarification on this matter at your earliest convenience.

Answer 1: SC6.1 to be deleted.

Question 2:

There is a mechanical allowance of \$25,000 to store the new air handling unit until July 2026. Refer to section 20 0241. The instruction to bidders indicates contract to be deemed complete January 30, 2026. Please confirm how this will be phased, and what items will be completed in summer 2026. The subtrades need to account for costs incurred in summer of 2026. Will substantial completion be delayed until the AHU is installed in summer 2026?

Answer 2: Mechanical cash allowance is \$30,000. Equipment listed under Phase 2 shall be installed during Phase 2 timing. Some Phase 2 equipment must be delivered/in storage before end of December 2025. Refer to specifications/drawings. All elevator work is to be completed January 30, 2026. All mechanical work within Phase 2 is to be completed August 21, 2026.

Question 3:

Section 14 24 25 Hydraulic Passenger Elevators Clause 2.1 APPROVED SYSTEMS AND MANUFACTURERS describes Basis of Design Materials: Hydraulic - Dual Elevator by Delta Elevator Co. Ltd.

Please advise if other manufacturers of equivalent basis of design will be acceptable, if proposed.

If equivalent manufacturers can be proposed, please indicate preferences of the client if any.

Answer 3: No, only Delta to be carried.

Question 4:

Would you please confirm at drawing M3.1 and M3.2 is there any mechanical work to be demo on this drawing?

Answer 4: These drawings were removed in Mechanical Addendum #1

Question 5:

Johnson Controls is interested in bidding the following equipment. Can you let us know if we could be listed as an acceptable equal?

Tag: HVAC-5

Description: Semi-Custom Indoor Air Handling Unit

Proposed Equipment for Equal: YORK Solution XTI Semi Custom Air Handling Unit by Johnson Controls

Tag: CU-4A1,4A2,4B1,4B2

Description: VRF Outdoor Unit

Proposed Equipment for Equal: Hitachi York by Johnson Controls

Answer 5: No

Question 6:

We are requesting this equipment be approved alternate.

Section: 23 73 13

Tag: HVAC-5

Product: Semi-Custom Indoor Air Handling Unit

Manufacturer: Modular Systems

Answer 6: No

Question 7:

Will the VRF CU-4A1,4A2, 4B1 AND 4B2 be expected to be installed during phase 1 or 2? Are they to be put into storage with HVAC-5? Can the refrigerant pipe be installed in phase 1? Or should that be installed in phase 2 as well? Please clarify.

Answer 7: VRF equipment must be delivered and in storage before end of December 2025, ahead of VRF/refrigerant code changes as of January 1, 2026. Installation of VRF is during Ph.2 as per contract drawings.

Question 8:

What is the heaviest piece of the HVAC-5 unit and what is its total height once assembled?

Answer 8: ERW section, fan sections. Refer to unit details.

Question 9:

On drawing M4.2 Note 1 states all diffusers will be removed and replaced with new, on drawing M4.3 the same diffusers are labeled as EX (existing) can we get clarification if all these diffusers are to be new or they are existing. My

suppliers are confused with how many to quote from the contradictory information.

Answer 9: All diffusers noted as removed and replaced on M4.2 shall be new on M4.3.

Question 10:

There is a curb mounted fan (EF-8) mounted in the ceiling space of the elevator machine rm. (page AD02-M02) Is this fan supposed to be on the roof or was the wrong fan selected for EF-8? Please advise.

Answer 10: EF-8 was clarified in Mechanical Addendum #3

Question 11:

Drawing M4.3 shows new duct work running through a fire wall from the hallway to Art & Marketing A205. Is a smoke fire damper required ? please clarify.

Answer 11: Yes, will be clarified in Mechanical Addendum #4

Question 12:

Both mechanical and general have a cash allowance to store the unit. Who is to carry?

Answer 12: Mechanical is to carry cash allowance to store the unit.

Question 13:

which components (dampers) are to be wired/activated in regards to the refrigeration leak detection or is everything internal to the AHU?

Answer 13: Refer to 'Refrigerant Leak Detection' within the specification section(s)

Question 14:

How is the board going to handle potential tariffs if we have to use American equipment/products

Answer 14: Refer to the bid document, **Section 5.0 Standard Terms and Conditions, Clause 69 Bid Variation**

69. Variation of Bid Prices

No variation in the Total Price, unit prices and/or optional pricing will be permitted after Closing Time, except in the instance of variation solely due to an increase or decrease in the rate of eligible taxes, beyond the control of the Bidder, occurring after the time of submission of their Bid. An increase or a decrease in the rate of eligible taxes, under these circumstances, shall alter the price of the Bid, but only to the extent of the tax increase or decrease.

Question 15:

In addendum 2 a detail was added for a neutralizing tank to be under each sink. Is the scheduled NT and SI not necessary anymore? Can you please provide a make and model for the acid neutralizer for under the sink.

Answer 15: Typo. The detail should have indicated “solids interceptor” at each science sink, not “neutralizing tank”. The new large neutralizing tank on the 1st floor is still required. Refer to schedule on M1.1 for neutralizing tank and solids interceptor make/models.

Question 16:

In the documents substantial performance shows as Jan 9 2026 but HVAC-5 will not be installed until summer of 2026. Should this date be changed?

Answer 16: Substantial performance of Jan 9, 2026 is for the elevator. All mechanical items to be completed in phase 2 shall be substantially completed August 21, 2026.

Question 17:

We respectfully request your consideration of the items listed below as equal to those specified on the above noted project.

Section - 23 73 13

Tag - HVAC-5

Product - Semi-Custom Indoor Air Handling Unit
Manufacturer - Modular Systems

Answer 17: No

Question 18:

We've encountered some confusion among subtrades regarding the responses to Addendum #2, specifically Q11 and Q17. Referring to drawing A4.1, note D08, could you please confirm whether the ceiling tiles in rooms A116, A119, A120, and A122a, which contain asbestos, should be fully replaced, or if they should be replaced according to the reflected ceiling demolition plan

Answer 18: If any tile within A116, A119, A120 and A122a have asbestos these are to be removed from site and replaced. If the ceiling tiles do not have asbestos, they are to follow D8 on A4.1. If in the asbestos report these rooms are called out as having asbestos tile then they are to be replaced.

Question 19:

We have our supplier requesting information regarding the Existing Switchboard AA wondering if we could get pictures of the switchboard itself or the serial # on the nameplate?

We would like to check how much room they have in that chassis.

Answer 19: Refer to attached photos. The distribution riser indicates that this is a Schneider QED switchboard.

Clarification:

Refer to attached Addendum 04 prepared by DEI Consulting Engineers dated April 3, 2025 for further clarification.

END OF ADDENDUM

April 3, 2025

Client: ABA Architects Inc.
101 Randall Drive, Unit B
Waterloo, ON N2V 1C5

RE: Glenview Park Secondary School
Elevator & Science Laboratory Renovation
Cambridge, ON

Job #: 24162

Attn: Anne Ceballo, Architectural Project Manager

ADDENDUM 04

MECHANICAL

Item 1

- 1.0 Reference Drawing M1.1
- .1 In 'Custom Indoor Air Handling Unit Schedule (Phase 2)', minimum SCCR rating for HVAC-5 shall be 14kAIC.
 - .2 In 'Custom Indoor Air Handling Unit Schedule (Phase 2)', pressure drop shall not exceed 0.7" per air stream.

Item 2

- 2.0 Reference Drawing M4.3
- .1 In Art Marketing A205, provide combination fire/smoke damper in 400 x 300 supply duct through corridor wall.

Item 3

- 3.0 Reference Drawing M7.1
- .1 Rename 'Neutralizing Tank at Science Sink' detail to 'Solids Interceptor at Science Sink'.
Revise '5gal Neutralizing Tank' wording to read 'Solids Interceptor'.

ELECTRICAL

Item 1

- 1.0 No electrical content.

Steve Oatley
Lead Designer, Partner
24162 Addendum 04 (M-Various) Apr 3 25.docx
so/smb











