

1. General

- .1 This addendum is to be read concurrently with the Tender Documents, Drawings and Specifications and Division 00.
- .2 If conflicts or inconsistencies exist between this Addendum and the Tender Documents, Drawings and/or Specifications, this Addendum prevails.
- .3 This Addendum forms part of the Contract Documents and will be included as such.
- .4 Failure by the Bidder to be familiar with this Addendum will not be reason to increase the Contract Price.
- .5 Bidders must include the number(s) of addenda received during the Bid Period on the appropriate Bid Form as acknowledgement of their receipt and inclusion in the Bid Value.

2. Clarifications

- .1 Bidders for Tender Package 3 Earthworks & Utilities Section 00 24 13 1.1.1.1: At this time please account for offsite disposal for material unsuitable for reuse. For information to evaluate the onsite disposal unit price requested in Appendix C: Potential onsite disposal location is directly south of the Polaris site, material to be levelled.
- .2 Bidders for Tender Package 2 Mechanical Section 00 24 13 1.1.1.1: Please include for supply and install of HWS/HWR piping and insulation across University Drive reference M302. Coordinate with civil subtrade who will perform excavation, bedding, backfill and compaction.
- .3 See Stantec file: Polaris Project – ADD_02 - 144214760

3. Answers to Questions

- .1 **Question:** We are requesting a one-week extension to tender close date
Response: We can only extend the closing date by one day due to firm commitments. Revised closing date is December 11 2024, 3:00pm YST (GMT-7).
- .2 **Question:** As per the bid bond, my bonding agent is asking if you will accept an E-Bond for Polaris
Response: Yes E-Bond is the preference, signed and sealed.
- .3 **Question:** Can you confirm the supply and install of the HWS/HWR Piping across University Drive is part of the mechanical scope? But civil is to account for excavation and backfill of this item?
Response: Correct civil subtrade should account for excavation, bedding, backfill and compaction. Coordinate with Mechanical subtrade who will supply and install HWS/HWR piping and insulation across University Drive reference M302.
- .4 **Question:** Confirm civil is to provide trenching and backfill for ductbanks detailed on E801 and no other exterior electrical or communications trenching and backfilling?
Response: Please see addendum 1 for additional pricing on electrical/communications trenching
- .5 **Question:** Is all underslab mechanical trenching and backfill covered by the mechanical or civil subcontractor?

Response: Please see addendum 1 for additional pricing on underslab trenching

- .6 **Question:** Are traffic control signs and posts part of the civil scope, surface works scope or the General Contractor scope?

Response: Traffic control signs are by owner

- .7 **Question:** Exterior cedar wood trim is specified that wraps around the building- very limited details. What species of cedar- AYC or red? Would the architect consider using AYC glulam instead? A bullet proof coating will be an issue here for exterior weathering.

Response: Species of cedar should be Western Red. No glulam to be used.

- .8 **Question:** 07 23 00 Please confirm if Beaver Plastics Terrafoam is an acceptable alternative for 2.2.1, 2.1.2, 2.1.3 (HS40 Foundation wall insulation, HS40 Load Bearing Insulation for slabs, HS60 thickened slabs and footings). Data sheet attached.

Response: For all alternate product requests, please provide a line-by-line comparison for the proposed products compared to the basis of design specified product, illustrating that the proposed product will meet or exceed performance outlined.

- .9 **Question:** A600 Clarify STC ratings specifications for doors and hardware: On door schedule glazing STC is stated, then in comments Door Hardware to accommodate STC - clarify intent, are the doors and frames required to be labelled as STC rated doors & frames as this is a big difference in cost.

Response: Door frames and panels are not to have STC rating label, Refer to updated Door schedule.

- .10 **Question:** 08 52 00 Please clarify submittals section, assume shop drawings are required? Are engineered shop drawings required? 1.3.3.2 ## PSF (or ##### missing information.

Response: Yes. Engineered shop drawings will be required. Refer to updated Specifications.

- .11 **Question:** A420-422 & 09 06 06 Is there a specification for SC-1 Sealed Concrete? Flooring transition strips mention Terrazzo, assume resilient? WM-2 base assume rubber (not terrazzo?)

Response: Sealed Concrete flooring specification added. Transitions strips as per finishes list. WM-2 base to be coved resilient sheet good.

- .12 **Question:** L22 & L16 windows are not on the window elevations A603 (referenced on east elevation 2&3/A200, Gridline 4 and P A400) Grid line 4 upper lecture hall, are these supposed to be windows (A403)

Response: Refer to updated drawings.

- .13 **Question:** EW1, 1a, EW2, EW2a on A001 show different dimensions for the larsen truss and gussets than spec section 06 10 00 2.4.1. Please clarify which dimensions are to be accounted for.

Response: Drawing is correct, refer to updated Specification.

- .14 **Question:** 1/A510 Please provide spacing requirements for the metal knife plate for cedar fin attachment in order to determine quantity for bidding

Response: For metal knife plate connections:
Connections assume supports as follows:

- Minimum 2 supports for Fins over 600mm tall.
- Provide additional Connections for a max spacing of 2400mm or 1200mm Maximum cantilever.
- .15 **Question:** 05 41 00 spec section seems to reference exterior studs only (which are wood). Is this section relevant to interior steel stud framing or is the bidder to use sections 09 21 16 and 09 21 19 instruction for steel partition framing and shaft walls?
Response: Exterior wall assemblies are wood Stud, and interior wall assemblies are steel studs. Refer to relevant sections
- .16 **Question:** 07 02 00 Can you clarify requirements of 3.3.1 PMU testing? Does not specifically state which subtrade applies to but seems to imply the aluminum curtain wall subtrade needs to account for testing and travel to an independent lab?
Response: Ketza to confirm who performs the required testing.
- .17 **Question:** A001 assembly F1 calls for 20mm radon barrier, 07 26 16 calls for 15mil. Please confirm which is required.
Response: Drawing to be updated to show 15mil. Specification is correct.
- .18 **Question:** 07 46 90 Specs call for Longboard soffit and siding, no reference to longboard found on elevations or soffits. Where is Longboard to be installed?
Response: Longboard is not used within the project. Refer to drawings. Specifications to be updated.
- .19 **Question:** 09 51 26 2.1.4 States design to Post Disaster. Is this correct?
Response: Building is not post disaster, Specifications updated.
- .20 **Question:** A001 Is 16mm Densdeck Prime an acceptable alternate to the 19mm Type "X" Glass Mat Faced gypsum board specified
Response: Alternative is acceptable.
- .21 **Question:** 12 24 13 2.2.1 indicates roller shade location on drawings, is there Architectural drawings these are shown on or are we to follow E411 electrical drawings. Please confirm no other interior/exterior windows are to receive shades other than those listed in 2.2.6 schedule. Clarify 2.6.3 Lounge/Event space to have standard single shade, conflicts with E411 call out for dual shades.
Response: Specifications to be updated.
- .22 **Question:** 12 24 13 2.2.1 indicates eight feet and above are motorized, manual shades below 7'11". For some windows, this height is in the middle of the windows so must be either manual or motorized. Also contradicts 2.2.3 all shades to be motorized. 09 06 06 also does not seem to specify any RS (manual shades). Please clarify this instruction and if manual specifications in this section are to be disregarded.
Response: No manual shades required - Specifications to be updated.
- .23 **Question:** 12 24 13 2.9.7.4 is not available from Legrand/supplier, confirm acceptable to remove requirement

Response: acceptable - Specifications to be updated.

.24 **Question:** Request for alternative Altex Moduline Motorized Shades 12 24 13

Response: For all alternate product requests, please provide a line-by-line comparison for the proposed products compared to the basis of design specified product, illustrating that the proposed product will meet or exceed performance outlined.

.24 **Question:** A602/1 Not able to do triple glazed in storefront framing. Do they want curtainwall framing to get triple glazing?

Response: Drawing updated keep at storefront system with double pane system

.25 **Question:** A602/5,6,10 Are these details fiberglass windows?

Response: Yes. All fix exterior windows are Fiberglass.

.26 **Question:** Please clarify what we should be allowing, if anything, for leveling/patching the subfloor as per Section 09 61 01.

Response: Existing Flooring that maybe affect would be within A-Wing. No intent to provide any floor repair. However, if any repairs are required refer to specifications.

.27 **Question:** Glazing legend (specs) ask for triple clear glazing in fiberglass windows, specifications ask for grey tint Lowe glass? Grey tint is available, but not in LowE tinted. 08 81 00 2.4.2.2

Response: Refer to Updated specifications, Low E coating removed from surface #2. Low E coating to remain on surface #5.

.28 **Question:** BL2 INT GLAZING is asking for a STC45, according to the below legend it will be a sealed unit and they want silicone joints? Spec section 08 41 13 2.6.3 asks for tempered glass. Confirm required as visually not appealing with silicone sealed units as you will see the spacer

Response: Revise BL2 - INT Glazing to provide intermediate vertical mullions in lieu of silicone joints.

.29 **Question:** Can you confirm what glazing we are using or referring too? There have 2 different glazing specifications on A603 & A600 and the specifications 08 81 00 2.4.2.2. Discrepancies between all 3.

Response: Triple panel exterior glazing units to follow Specifications, glazing legend shown on drawing A603 to be revised to match specifications. Interior Glazing legend as shown on A603 to remain as written for all interior fixed windows. For all interior glazing units within doors/sidelights/transoms refer to door schedule and legend on A600.

.30 **Question:** Is there a 3D structural model available for this project from Stantec for glulam structure to assist with bidding?

Response: Please see the attached electronic file release to access a copy of the revit file. Note, Stantec does not provide any guarantees associated with our models but they may be used at Contractor's/sub's contractors' own risk.

.31 **Question:** S304 states Larson truss and attachment per arch, 1/A510 states Fasten Larsen truss to triple top plates (as per structural). Structural does not show triple top plates, and also seems to

indicate a parapet behind the larsen truss. Please confirm no parapet wall behind larsen truss, and triple plates are to be accounted for.

Response: Top plates in sections on S303 and S304 to be revised to visually show 3 top plates. However, triple top plate requirement is shown in 4/S005 and to be used for all exterior walls.

- .32 **Question:** Spec section 06 10 00 2.4.1 states refer to Structural Drawings for fastening details which do not seem to be present. Please provide.

Response: Refer to Architectural Detail 1/A510 for Fastening requirements for the Larson truss and Exterior fins.

- .33 **Question:** Propose alternative species for the glulam. Our project partners Mayr Melnhof Holz have been producing this glulam for over 30 years. We can provide PEFC chain of custody if requested. MTS will manage any minor engineering modifications if required at all. We'd supply residential visual grade, a very high grade, sanded smooth. EU spruce is a northern hemisphere species, very muted in appearance, compared to the stripes of D Fir/Larch. The glues, lamella etc. and processes are highly regulated to the EN 14080 standard. Our product is well priced and may be a very cost-effective solution for this structure.

Response: The plant and product must meet all requirements in the specifications including certification under CAN/CSA-O177. For all alternate product requests, please provide a line-by-line comparison for the proposed products compared to the basis of design specified product, illustrating that the proposed product will meet or exceed performance outlined.

- .34 **Question:** Are we able to install rectangular ducting in lieu of the oval ducting that is an equivalent free area?

Response: Oval ducting is required where duct shown crossing public corridor to maintain similar aesthetics as adjacent round ducting.

Rectangular ducting may be used where oval ducting indicated in mechanical room and above Chemistry wet lab. Sufficient space must be allowed for necessary transitions to/from oval to occur within the mechanical room and chemistry lab ceiling space. Sufficient straight ducting lengths must be allowed upstream and downstream of airflow monitoring station from transitions and fire dampers to ensure station accuracy. Rectangular duct heights cannot exceed depth of oval duct indicated (oval duct diameter).

- .35 **Question:** Please confirm whose scope includes providing sensors connected to the flue gas economizer controller.

Response: Confirm and coordinate with contractor responsible for supplying flue gas economizer under their scope for the project. Minimum unit controls and devices have been specified in section 23 57 01 clause 2.1.5.

- .36 **Question:** Please confirm the flue gas controller comes with BACnet IP card for integration.

Response: Confirm and coordinate with contractor supplying flue gas economizer under their scope for the project. Unit controls have been specified to include a BACnet communication module to allow interfacing with the existing Energy Center BMS system (section 23 57 01 clause 2.1.5.2.12).

- .37 **Question:** Damper: We are not considering dampers in controls scope. Please confirm

Response: Mechanical and Control contractors to coordinate for division of equipment supply. Where drawings indicate a motorized damper is required, both a control damper and a damper actuator are required.

- .38 **Question:** Please confirm if sustainability and real-time data analytics is required. Does the system need to offer advanced analytics, sustainability tracking, and proactive operational insights?

Response: Given the sustainability and energy performance requirements of the building, these features are required. They will assist the building operator/maintainer in ensuring the building continues to operate as required to meet its sustainability/energy targets.

- .39 **Question:** FCUs -Based on the drawings its not clear who is supplying FCU Panels. Please confirm if the FCU controllers & panel will be in controls scope

Response: Mechanical and Control contractors to coordinate for division of equipment supply. FCU specified (at time of design) were available with suitable controllers from the manufacturer as part of the FCU package.

- .40 **Question:** We are considering the communication protocol as BACnet IP. Please confirm.

Response: BACnet IP acceptable.

- .41 **Question:** Civil C102 & Landscape L100 references E010 for pad and setback details for generator pad, NIC on E010. Please provide details and specs.

Response: Refer to sheet structural sheet S003, detail 15 for pad detail. Final pad size and offset to be coordinated with generator selection.

- .42 **Question:** Is there a detail for ductbank coordination?

Response: Refer to revised sheet RFI-E2_E801.

- .43 **Question:** Please clarify STP1, TV2, TV3 specifications and if these audio-visual items are to be provided by the electrical subtrade

Response: STP1, TV2, TV3 are owner supplied.

- .44 **Question:** Re: Destination of communication conduits. We would like clarification on the routing of the communication backbone duct bank inside the existing A wing building. We would also like clarification on the location of the server room where the duct back terminates in the A wing.

Response: Refer to RFI response "RFI-E4_ServerRoom_Routing" for additional information.

- .45 **Question:** Radon mitigation rough in system, who is responsible for the Certified Mitigation Professional in the system design 1.6.3? Has geo-tech considered the 100mm radon rock in their recommendations?

Response: Yukon U to Provide

- .46 **Question:** Detail 16 L400 Note 1 refer to structural for reinforcement and footing design. No detail found on structural

Response: Detail will be updated to reflect 10M at 300 OC each way and one bar at the nosing. Update Detail to follow.

- .47 **Question:** Does section 5.6 of Tetra Tech report 704-ENG.WARC04016-02 apply to University Drive? Or is the existing granular material below University Drive considered to be sufficient?

Response: Follow section 5.6 recommendations for University Drive

- .48 **Question:** Can Tetra Tech clarify section 5.6 of the geotechnical report for the Polaris building, bullet note states "in areas where compact, granular soil does not exist practically from the surface (none expected for the parking lot plan reviewed by Tetra Tech)... Does this mean that no areas with compact granular soil are expected, or vice versa? IE, is the contractor expected to excavate 1.7 Metres below final grade in ALL hardscape areas, including where existing asphalt is placed, or 0.45 Metres below final design grade in all areas? If further excavation is required below 0.45 metres after geotech inspection, will this be addressed via change order?

Response: Apologies for the double negative – based on our drilling program, the area below the existing gravel parking lots (west of the existing paved parking area) is expected to be underlain by compact, granular soil practically from the surface.

Section 5.6 might read more clearly, and better apply to **areas outside of the existing gravel lots**, by removing the statement in brackets: (none expected for the parking lot plan reviewed by Tetra Tech).

If further excavation is required below .45m this will be addressed via change order. Please refer to Addendum 1 for clarification on excavation requirements below retaining walls and Div 00 0024 13 1.1.1 for clarification on the expected uncontrolled fill intersection with sidewalks/paved areas.

4. Drawing Revisions

- .1 See Stantec files:
- a. 20241128_addendum02_A001_A200_A600_A603
 - b. 144214760_details-L400
 - c. RFI-E2_E801
 - d. RFI-E4_ServerRoom_Routing

5. Specification Revisions

- .1 See Stantec file: Polaris Project – ADD_02 - 144214760

END OF ADDENDUM