

ARCHITECTURAL

Questions and Answers

Question 1

Can you provide a fax# and email address for the owner please. We need this information for the bonding company.

Answer 1

Croatian National Home
Ivan Luksic President
297 Highway 8 Unit 200, Stoney Creek
Email: iluksic@hotmail.com

Question 2

I have a question regarding the overlay board/ membrane base sheet. Both Soprema and IKO have a factory laminated core board more suited for this roof assembly than the ones specified in division 07520 that are more than adequate to satisfy a 15-year warranty. QUESTION- Is 2-1 Soprasmart Board (Soprema) or Protectobase 180 (IKO) an acceptable product to use for the Overlay Board/Membrane Base Sheet?

Answer 2

Section 07520 SBS Modified Bituminous Membrane

Add: 2-1 Soprasmart Board (Soprema) or Protectobase 180 (IKO) as an acceptable product to use for the Overlay Board/Membrane Base Sheet.

Question 3

Is the thermal barrier deck sheathing only required on the entrance or is it required on all roofs with metal decking? Also, specs say base layer of insulation is to be mechanically fastened, however it will need to be adhered to the roofs that have concrete decking.

Answer 3

Correct, the thermal deck sheathing is only required on the main roofs and not on the front entrance canopy and west covered patio canopy. Base layer will need to be mechanically fastened to provide proper warranty. The only insulation on the roofs that have concrete decking tapered insulation and it can be adhered.

Question 4

In Specification section 10001 Manufactured Specialties, Part 2.1 Fixtures, Point 2 Insulated Rolling Grille Door provides a description of a rolling grill door, which can be used for the pass-through opening to Main Hall 107. The bar has another pass-through opening to outside. The product that is described in the specifications won't work for this opening because it won't provide the full security and weather protection. Could you please confirm that this spec should be used for both pass-through openings, and if not, please issue specifications for the shutter that should be installed for the pass-through opening in the exterior wall.

Answer 4

To remain as specified. Clarification, there is only one exterior pass through that has an insulated shutter. Bar opening does not have a shutter.

Question 5

Could DefendaGuard be approved as an alternative product for the exterior and interior shutters? Please see attached spec sheet and proposed product below:

- DefendaGuard 561 Series for interior
- DefendaGuard 400 Series for exterior

Answer 5

Section 10001 Manufactured Specialties item 2.1 Fixtures item 2 Insulated Rolling Grille Door. Add as acceptable alternative: DefendaGuard 400 Series for exterior.

Question 6

Could Skyline's Modular Aluminum Access Ladder be approved as alternative for the steel roof and hatch ladders? Please see attached spec sheet.

Answer 6

Acceptable alternative for steel roof and access ladders by Skyline modular aluminum access ladders.

Question 7

Can Otis Elevator Company be added as an approved Alternative Manufacturer to supply Otis (Hydrofit).

Answer 7

Section 14240 Hydraulic Passenger Elevator

Add: Otis Elevator Company to 2.1 Acceptable Manufacturer

Delete: Vertechs Elevator Company from 2.1 Acceptable Manufacturer

Question 8

Regarding Section 07520 SBS Modified Bituminous Membrane:

2.1.4.1 Vapour Barrier for Metal Deck - The current specified product, SopraVap'R, is excellent but if extended exposure is planned before continuing roofing is to commence, Sopraply Stick Duo for a Vapour Barrier is suggested. It is able to withstand longer periods of exposure and maintain water tightness.

Answer 8

Delete SopraVap'R and replace with Sopraply Stick Duo for the vapour barrier.

Question 9

Regarding Section 07520 SBS Modified Bituminous Membrane:

2.1.8.1 Overlay Board/ Base Sheet – The current specified product, Express Board, has been discontinued. We have 3 options for your consideration:

- 1) 2-1 SopraSmart Board Rock: This is the equivalent to the specified product but as discussed, the need for rockwool insulation over Poly-ISO insulation has been eliminated with our last improvements and innovations of this product. I have attached our white paper discussing the deletion of Rockwool in the assembly.
- 2) 2-1 SopraSmart ISO HD: This board has the addition of ½” High Density Poly-ISO insulation. In some cases, it boosts the Wind Uplift resistance of the assembly and provides a small increase in the R factor of the assembly.
- 3) Recommended: 2.1 SopraSmart Board: This has a Non-woven Polyester underside for adhesive and a thermofusible surface top surface. This membrane will provide cost savings as well.

Answer 9

Delete Express Board and replace with 2.1 SopraSmart Board, non-woven polyester underside by Suprema.

Question 10

Regarding Section 07520 SBS Modified Bituminous Membrane:

2.1.10.1 Base Sheet Flashings: The Specified product Sopralene Flam Stick has been discontinued. Please replace with SopraPly Flam Stick.

Answer 10

Delete Sopralene Flam Stick and replace with SopraPly Flam Stick.

Question 11

Regarding Section 07520 SBS Modified Bituminous Membrane:

3.1.5 Thermal Barrier (Canopies Only): Can you please confirm the thermal barrier is only required on the canopy areas. Our roofing specialist wanted this confirmed as a second letter from Suprema will be required for this area.

Answer 11

Correct, this is only required at the canopy areas at the front and the west side cover deck canopy.

Question 12

Regarding Section 07112 Air Vapour Barrier Membrane:

We would like to substitute the listed Air Barrier with NaturaSeal NS A250 LP Air Barrier.

Answer 12

Not acceptable for this tender.

Question 13

What is the profile of the prefinished metal Soffit for the Soffit of COVERED PATIO AREA? Is it AD300R with woodgrain finish?

Answer 13

Correct, the soffit profile for the covered Patio area is AD 300R with woodgrain finish.

Question 14

Please confirm that we are to use pricing for standard colour/finish for the PRE-FINISHED METAL SIDING 'TYPE 1' (VERTICAL), and PRE-FINISHED METAL SIDING 'TYPE 2' (HORIZONTAL). Please confirm that is acceptable.

Answer 14

Correct, use standard colours for the Type 1 and Type 2 siding.

Question 15

Section 07615, PART 2, clause 2.1.10 is calling for Semi-rigid Fiberglass AF530. Please confirm that this is incorrect and we should be pricing the Semi-Rigid Cavityrock insulation as per Section 07212. Please review and confirm.

Answer 15

Correct, delete Semi-rigid Fiberglass AF530 and replace with Semi-rigid Cavityrock insulation.

Question 16

Architectural:

The current ACM joints do not fit the size of a standard sheet. The standard ACM sheet size is 62" x 196" and all the panels must fit within this size. Can you please update the elevation drawings to show the revised panel sizes?

Answer 16

The elevation drawings show all ACM sizes conforming to the max. size except the west facing panels over the windows CW2. ACM over CW2 to be split in half on the horizontal direction.

Question 17

Electrical:

- a) Drawing E.08 in the Bar (room 111A), the 6 lights aren't labelled. Are those type C6 or C8?
- b) Drawing E.10 has 6x type DL6 lights compared to page E.01 which has 5x DL6 at the front of the building. Please clarify.
- c) Confirm that only 2 bollards are required around pad mount transformer.
- d) Can we get a part number for the 2 lighting contactors? The one listed doesn't match what the drawings ask for.
- e) Are specs available for the required heat trace? Length, type, wattage, voltage, etc.?

Answer 17

- a) These lights are C8.
- b) Price for six (6) DL6 lights.
- c) Bollards/Guards as per 19U-318 and Alectra requirements. E.11. Min.4.
- d) Provide lighting contactors as per requirements/parameters on drawing.
- e) Heat trace for exposed storm drains and freezer condensate. Equal to *HeatTrace 17FSR2-CT, 208v (17w/m), length as per service. Self regulating, c/w JCI A421ABC electronic thermostat.*

Question 18

Is there a possibility of an extension to the Bid Submission date of April 2, 2026?

Answer 18

At this time no extension will be offered.

Question 19

Can Schuco FWS 50 Curtainwall o/a 171mm deep (double glazed) be accepted equal to Alumicor RainBlade 153mm deep units.

Can Schuco BFD V-95 be alternate to Alumicor Unitvent 1375 AW?

Can Schuco FWS 60 be alternate to Alumicor 2600 series using 191mm deep (w/ 125 back member) and 171mm deep (w/105mm back member)

Answer 19

Yes the Schuco alternates are acceptable for Section 08520 Aluminum Windows and Doors.

Question 20

Is 2-1 Soprasmart Board (Soprema) or Protectobase 180 (IKO) an acceptable product to use for the Overlay Board/ Membrane Base Sheet?

Answer 20

Refer to answer #2

Question 21

Is the thermal barrier deck sheathing only required on the entrance canopy or is it required on all roofs with metal decking?

Answer 21

Refer to answer #3

Question 22

Specifications say base layer of insulation is to be mechanically fastened, however it will need to be adhered on the roofs that have concrete decking. Please advise.

Answer 22

Refer to answer #3

Question 23

Please clarify who is supplying kitchen equipment. Drawings do not indicate that kitchen equipment is not in contract, but at the same time there are no specifications, manufacturers, models are provided.

Answer 23

The kitchen equipment will be supplied by the owner and installation will be under base bid.

Question 24

Please clarify what finish elevator cab floor should receive.

Answer 24

Elevator floor will have a porcelain tile finish same as the main lobby area.

Question 25

Tender Form requires to provide a Break Out Price for the work associated with the basement. It is stated to include in this break out price all work in the basement. We don't know what the purpose of this break out price is; however, if this break out price is for the purpose of eliminating basement in case of not having enough funds, this break out price won't be accurate and some re-design will be required. For example, the elevator is priced based on the number of stops the elevator is servicing. The machine room for the elevator is in the basement, eliminating basement will require a different area in the building for the machine room. The sump pumps are in the basement, which mean sump pumps would need to be placed somewhere else. Foundation walls are deeper in the basement, than everywhere else. Since we don't know the intent for this break out price, please provide a complete list of items to be included in the break out price.

Answer 25

The breakout price requested considers the deletion of the basement portion of the building.

Question 26

Civil drawings show concrete block retaining wall with some sections. Please clarify the size of concrete block and any reinforcing requirement.

Answer 26

Refer to Civil drawing G2 for retaining wall manufacturer and sizes.

Clarification Items:

1. Operable Sliding Doors

Section 08520 Aluminum Windows and Doors

Add: Item 10. Folding Aluminum Doors: Model FD 72 Thermally Broken Aluminum Folding Sliding Door System by FSDC. Colour to be black. To have latch locks in floor for secure installation.

Double Glazed window units. Dark glazing exterior pane to match windows.

Acceptable alternate: Canuck Door Systems.

2. Glass Railing Guard

Specification Section 10001 Manufactured Specialties

Add: Glass Railing Guards – GRECO Industries Company – Style G530 with 6mm temperature glass. Secured at base and at end walls. Clear Anodized Black Alum members. Install as per manufacturer recommendations for anchoring to surface. Maximum glass span to be 1200mm with structural silicon connections. Refer to attached SK-01 Detail.

Acceptable alternate: CRL Frameless Windscreen Clamp System – matte black.

END OF ADDENDUM NO. 1