

ADDENDUM TRANSMITTAL

Invitation to Tender

For

THE GOOD SAMARITAN CANADA (GSC)

For

General Contractor

**Project: 18 Bed Expansion of Good Samaritan Village by the Station, Penticton
British Columbia**

Locations: Good Samaritan Village by the Station

RFP Number: ITT203-2022-006

TO: ALL PROPONENTS OF RECORD

RE: ADDENDUM NO. 1, 29 November 2022

Attached is a copy of Addendum No. 1, dated 29 November 2022, consisting of 11 pages (excluding the cover page).

ADDENDUM NUMBER: 1

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RE: ADDENDUM NO. 1, 29 November 2022

This Addendum Number 1 forms part of the ITT and contract documents and modifies them as follows:

INVITATION TO TENDER DOCUMENT

The ITT Number remains ITT203-2022-006

CLOSING DATE EXTENSION

The closing date for submissions has been extended to 12 December 2022 at 1400hrs MDT and as displayed on the clock on the wall by the reception desk,

ATTACHMENTS

1. VBS Elevator Shop Drawings
2. VBS Structural IFT Reprint,
3. VBS Existing Geotechnical Report
4. Mandatory Site Visit Meeting Attendees
5. Mechanical Addendum 02-R1
6. VBS Architectural Revisions

CLARIFICATIONS

Q1 For the submission instructions in Part 15 – Submission of Tenders 5. Tender Closing Time, it currently states a hand delivery to the address in Edmonton on the due date of November 28th, 2022 at 2pm local time. We are wondering if it's possible to submit an electronic submission on that same date and time, but have a hard copy delivered to follow 24 to 36 hours later. Our team still adheres to stringent rules with respect to COVID, so hoping that an electronic delivery and hard copy delivery to follow will be acceptable.

A1 Yes, an electronic submission to Purchasing@gss.org will be acceptable as long as it is received by the date and time noted on the Invitation to Tender

Q2 Please provide detailed specifications or spec book for this project.

A2 Architectural Specifications have been included in the tender package. Structural, Mechanical, Electrical, Civil, and Landscape specifications are included in their respective drawing packages. If there are any specific specifications you feel are missing, please make a request for information.

Q3 Please provide the scope of work for Concrete work. Structural drawings show new foundations; while at the site walk the foundations and civil were already installed.

A3 Concrete scope of work:

- a. All concrete works that are outside of the existing two operational buildings are constructed and in compliance with the drawings issued for permit.
- b. The new work is understood to consist of the following:
 - i. Foundation/curb wall on and near line 15 inside the crawl space of the eastern existing building
 - ii. Foundation/ curb wall on and near line H inside the crawl space of the western existing building
 - iii. Remove skim coat within new building to expose top of concrete foundations, provide drill in anchors into existing concrete for framing attachments
 - iv. Construct pad and pier at H.4 (other three exterior pads/ piers exist)

Q4 Is there a specific bid modification sheet? Can we email the bid submission and then courier the package in 24 hours?

A4 Yes, In Section 4.0 Stipulated Price Bid Form, Appendix 'F' - Emailed bid amendment. Please refer to A1 for the response regarding email bid submissions.

Q5 Drawing A 802 mentions the Owner to supply the Elevator and GC to install it. Generally, the Elevator sub trade will perform the complete supply and installation scope. Kindly clarify. Have you decided which elevator company to proceed with for this project (KONE, Thyssenkrupp, Schindler, etc). Also if yes, please provide with that company contact information for installation pricing.

A5 Elevator has been manufactured and is currently stored off site. The elevator is a TK Endura 25 A MRL as per the attached shop drawings. The contact information for the supplier is as follows:

Direct: 604 861 6957, patrick.mellett@tkelevator.com
TK Elevator (Canada) Limited | Burnaby BC: 5334 Lougheed Highway, V5B 2Z8 | Kelowna BC: 200-2602 Enterprise Way, V1X 7Y5
Owner will arrange and pay for shipping to site when the Contractor requests it.
Contractor is to store on site, coordinate installation, and include installation costs from TK in their base bid.

Q6 Please confirm all underground mechanical and electrical rough ins are complete?
Do we need to demo concrete slabs for new trenching?

A6 Mechanical underground installation may be completed. However, refer to note on drawing M200 that states: "CONTRACTOR TO INCLUDE SCANNING OF ALL EXISTING UNDERGROUND PIPING PRIOR TO COMMENCEMENT OF WORK. PROVIDE RESULT TO ENGINEER TO CONFIRM IF EXISTING CONDITION MEET DESIGN INTENT."

Previous Electrical construction drawings did not appear to include any under slab electrical rough-ins; however, Contractor is to confirm existing conditions.

Q7 Kindly provide demolition drawings and scope of work.

A7 Demolition scope includes demolishing existing stairways where the new building connects and portions of the roof overhangs. In addition, restoring the temporarily decommissioned suites (currently used for exiting) to usable suites is to be included. Refer to attached Demolition drawings A301-A303.

Q8 Kindly provide a Geotech Soils Report.

A8 We had the attached report on file from the previous project.

Q9 Regarding windows – Request for U-value and SHGC; Windows Class and Grade; Is the insect screen needed for operable windows. Are these windows PVC / Double pane?

A9 Refer to specification 08 53 13, part 2.11 regarding screens. Glazing to be double pane as a minimum to meet the thermal requirements listed below. Add the following to specification 08 53 13:

ADD: 2.1.2 Thermal Performance: All windows to have a U-value of U0.35 or lower, and a SHGC of 0.32.

Q10 Could you please clarify if Suite 209 has a window type 1? There is no window for unit 209 on the 2nd floor plan in drawing No. A313, but South/East elevation in drawing No. A421 shows a window type 1 for unit 209.

A10 Yes, suite 209 has window type 1. Tag is missing from drawing and will be added in the IFC set. LTC Licensing has a requirement of opening so there must be a stop limit opening.

Q11 Can we submit Blinds By Vertican as an alternate for the project.

- A11 Please provide further information on this question.
- Q12 Reviewing the bid form, I do not see any scope of work for Appendix B, C, D, E. Kindly confirm there are no alternate, separate prices and no cash allowances.
- A12 Provide a separate price for the radiant in-floor heating system.
- Q13 Request to submit Appendix A to E within 48 hrs of closing day via Email.
- A13 It would be preferable to receive the Bid Response, and completion of Appendices, on the Tender Closing Date- 5 December 2022.
- Q14 Can final tender documents be submitted electronically? As opposed to hard copy in Edmonton?
- A14 See response for Q1
- Q15 Who is applying for and paying for DP? The Owner or the GC?
- A15 There is an existing DP in place that the City will allow to remain in place. A new DP is not required.
- Q16 What are the hours of work available on site?
- A16 0700-1800hrs
- Q17 Is there a possibility of a Digital Submission of the bid? If yes: Can we use Ebonds?
- A17 Please refer to response A1
- Q18 What is the Age of existing building?
- A18 2004
- Q19 Are the as built drawings of the existing buildings available?
- A19 Yes, current as built drawings are available at the Care Home. Please contact Malcolm Scanlan at 250-718-0930 to obtain access.
- Q20 Is there a list of M & E trades that are preferred or that built existing building Sprinkler, Mechanical, Electrical etc,
- A20 Sprinkler Systems-Okanagan Sprinklers; Mechanical-Mavco; Electrical-Okanagan Protek
- Q21 Will there be Nurse Call, Access Control and CCTV within the scope of works? If so:
- A21
- a) Logical Solutions is the current contractor
 - b) No specified vendor. Can work with existing contractor, or one who is chosen through competitive bid process
 - c) We are not pursuing CCTV and/or Security Cameras for this phase.
 - d) Network Cabling- MNP
 - e) Wireless Access Points- Ruckus through MNP

- f) UPS's- Dell
- g) Switches- MNP

Q22 Is there a BMS nominated contractor for this project?
A22 Care Systems

Q23 Just to verify the expected start date in the documents state Dec 5th 2022 - is this correct?
A23 The Tender Closing Date has been extended to 12 December 2022. It is anticipated that the Contractor will begin to mobilize 7 days post award.

Q24 With no demolition drawings is there no demolition work to be done? (Breaking through into crawl spaces for instance?)
A24 Coring through the existing foundation walls will be required for any Mechanical/Electrical services extending into the existing crawlspaces. Provide fire stopping at each penetration. Note that penetrations through the concrete

Electrical:

Q25 LED TAPE LIGHTING – Electrical shows one ‘circle’ of led tape lighting on each floor, Architectural show two ‘circles’ as well as in bulkhead of dining room

-Can we get a confirmation on what exactly is required for each floor?
A25 Future addendum will clarify/revise lighting layout for both Architectural and Electrical drawings.

Q26 Room Reference Ground boxes: These are shown in each suite (and two are required for each location). The lower floor can be mounted in the crawlspace, however the upper floor would need to be mounted in the ceiling and due to the fire rating, would (or may) have to be surface mounted.

a) Can you clarify what the intent is for the location of the 2nd floor room reference box locations?
b) Can you clarify that each suite requires two reference boxes? (Usually one set of boxes is shared with at least two suites)
A26 It's one box for room, as noted on the drawings. They can share a box between two rooms but the reference ground testing has to pass so that would be risk the contractor would need to assume and adjust grounding for extra distance

Q27 There are no (or little) details on the existing crawlspace. Do we know if there are fire separations in there and what the fire rating requirements are? (For running panel feeders etc to existing distribution)

A27 No existing drawings are available. Assume the existing crawlspace can be used for running feeders, etc. Fire stopping will be required at a minimum of 2 locations per wing of the existing building that the feeders need to go under.

Hardware:

- Q28 Doors ND 103A and ND 103B do not show hardware groups in spec section 08 70 00 can we confirm what is required?
A28 Revised door hardware schedule will follow in the next addendum
- Q29 The structural drawings are quite blurry and some notes can not be depicted – can you please provide a higher resolution set?
A29 Please see attached for a reprint of the structural drawings with improved clarity
- Q30 Requesting the closing date be extended by 2 week to allow sufficient time to price and receive full subcontractor coverage as many key subcontractors are currently quite busy and backlogged with pricing.
Still missing multiple drawings for demolition and details required to price
A30 Please see response for A1. See Q7 regarding Demo Drawings
- Q31 Please confirm if building permit has been received?
A31 No, but the Building Permit application has been with the City of Penticton for several weeks.
- Q32 Please provide the as-builts for the civil works already completed
A32 Ecora's IFBP drawings shows all the existing and proposed infrastructure at the Village by Station (VBS).
- Q33 Please confirm who completed the portion of civil works already completed?
A33 H&M Excavating completed the civil works at the VBS and Scott Mayhew Contracting Ltd. completed some of the drainage work for foundation.
- Q34 Please provide the as-builts for the structural concrete work already completed
A34 There are no "as built" drawings for the concrete works already completed. They were inspected during construction and constructed as per that shown on the current IFT structural plans. Anchor bolts are not able to be confirmed and are to be included in the tender submission for post installed anchor placement using drilled in epoxy anchors
- Q35 Please confirm who completed the portion of concrete works already completed?
A35 The original General Contractor was Scott Mayhew Construction.
- Q36 The elevator should be coordinated only by contractor. Elevators will not be warranted by others from the original supplier
Requesting the owner carries the supply and install of the elevator or GC to carry both supply and install of elevator? Additional details required
A36 See Q5 above.
- Q37 Is there any possibility of a secondary site visit for subcontractors to attend?
A37 Yes, Please contact Malcolm Scanlan at 250-718-0930 to arrange
- Q38 Please confirm the extent of the existing roof that is to be re-shingled? As the entire building roof is not shown on the roof plan

- A38 Refer to revised A314 (attached). The two existing roofs which the new building connects to, are to be completely re-shingled as detailed on A314.
- Q39 Please confirm if the weeping tile system has already been installed around the perimeter and the double weeping system in the crawl space??
- A39 Weeping tile has been placed around the perimeter. Weeping tile system (or similar drainage system) has already been installed under the crawlspace slab. Refer to attached revised A311 with the weeping tile system removed and approximate locations of existing floor drains and sump added in.
- Q40 Please confirm if the sump pit has already been installed
- A40 The sump pit has been installed but the conduit to sump pit and the pump has to still be installed along with the wire to pump.
- Q41 Please provide the geotechnical report
- A41 See Q8 Above
- Q42 Please provide detail for patient lifts
- A42 Patient lifts are Handicare XY gantry tracks approximately 10'x 13' -9" (some rooms vary) c/w a Handicare A450 Manual Traverse w/ Carry Bar, Bull Horn, Strap, End Stop, and Charger. Track and lifts are supplied by Owner and to be installed by Contractor. Provide Structural support and blocking as required and/or as per the Structural drawings.
- Q43 Structural drawings note lift track extent, by others (refer to supplier shop drawings)
- A43 See Q42.
- Q44 Additional detail is required for the patio and patio soffit plan
- A44 See A442. If additional information is required, please be specific. Decking to be Duradek Ultra, in standard color range to be selected by the Architect.
- Q45 Please provide elevation and section plans for architectural
- A45 See the A4XX and A5XX series drawings included in the Tender package.
- Q46 What's the access to the central courtyard to perform the landscape / hardscape scope? Can we get access from the existing facility?
- A46 Yes, the courtyard can be accessed through the main building
- Q47 What is the Hardware group for doors ND 103A & ND 103B? Not listed in spec section 08 70 00
- A47 See Q28.
- Q48 On Drawing E-1 it says for us to bring 6 strand fibre to the new extension. Need to know what kind of fibre and what connectors?
- A48 Allow for 50 micron multimode with SC connectors.

- Q49 There is a Type E in the luminaire schedule but none shown on the drawings?
 A49 Type E is a placeholder. Currently there are no Type E fixtures in the project.
- Q50 Need the size of the elevator feed/breaker/disconnect/fuses?
 A50 3P-50A breaker, 3#8 wire, 50A fuses.
- Q51 Drawing E-4 & E-5 say to provide rough-in for door access, are we just bringing conduit with a pull string to the data rack for this?
 A51 Yes. Also provide conduit/boxes for readers etc per hardware schedule.
- Q52 Please provide details and specs for stair railings, casings, trims, baseboards.
 A52 Stair railings: Schedule 40 steel pipe, outside diameter maximum 42mm. Pickets where shown on the drawings 10mm dia., maximum 100mm C/C. Shop primed and field painted per MPI in color selected by Architect.
 Casings, trims, Baseboards: as noted on drawings and specifications.
- Q53 Sub trades are requesting for a site walk, esp the Electrical and Mechanical. Request for a site walk on Tuesday – November 22nd @ 10 a.m.
 A53 See response to Q37
- Q54 Trades and suppliers are requesting for some additional time, could we get a couple of day's extension to the tender closing?
 A54 See Q1
- Q55 Please provide flooring schedule for laundry room 106 and 206
 A55 Laundry 106 and 206 to have LVT-1 with RB1.
- Q56 Please provide cove base heights for RB1 and B1
 A56 RB-1: 6"
 B1: 4"
- Q57 Please provide flooring schedule for stairs and landings
 A57 Stair treads and landing are to be RF1 as noted on A327.

General:

- Q58 We would like the request a one week extension to the Village by the Station - 18 Bed Addition Penticton Project closing date of November 28, 2022?
 A58 See Q1
- Q59 Is there a prescribed contractor for the Elevator Installation, what are the requirements from the GC in regards to this?
 A59 See Q5 above.
- Q60 Please confirm the location of the pump well. There does not seem to be any identification of where it is to be located.

- A60 The well pump is located inside the dry well lift station catch basin in the yard. Its control panel is located in the soiled laundry room 105.
- Q61 Where are the locations of the P-1 and P-3 Pumps as well as the B-1 Boiler? Please clarify.
- A61 P-1 is located in 2nd floor mech room of new addition. P-3 and B-1 are located in the existing mechanical room (basement of main building).
- Q62 Drawing E-7. Are the feeders for the emergency panels in Aluminum or Copper? The Main feed to the emergency panel is in AL but the sub feeds aren't labeled. Please clarify intent.
- A62 Per the specifications, all wiring is copper unless noted otherwise.
- Q63 Please provide the list of contractors
- A63 Refer to attached Mandatory Site Meeting Sign-in sheet for list of Contractors that attended the mandatory walkthrough.
- Q64 Are Skyline Modular ladder systems acceptable for the Roof access ladder and crawlspace ladder?
- A64 Yes, provided they meet the requirements noted on the drawings such as a locking cage on the roof access ladder.
- Q65 Is aluminum acceptable for the site ladders?
- A65 Yes.
- Q66 Please confirm the height of the exterior ladder.
- A66 Refer to the attached revised A422. Served parapet height has been added which corresponds to the top of the ladder.

Revisions:

- R1 Refer to attached A201. Approximate area available for Contractor staging has been added, as well as existing fences. Note that the temporary site fencing currently on site, will remain on site throughout construction and is paid for by owner. Any additional site fencing, if required by the Contractor, will be by the Contractor.**
- R2 Refer to attached A314. Elevator roof adjusted to have parapet walls, and slope revised to drain to adjacent rain water leader.**
- R3 Refer to attached Mechanical Addendum 02R1.**

END OF ADDENDUM.