



GAY COMPANY LIMITED
GENERAL CONTRACTORS
& PROJECT MANAGERS

Brookhouse Gate Condominium, Newcastle, ON

Addendum No 5

June 23, 2015

This addendum forms part of the Tender documents; ensure you review all information provided.

- Item 5.1** Q. confirm that the ceiling finishes are showing correctly on the drawings
A. Ceilings to be stippled with the exception of the kitchen and bath ceilings.
- Item 5.2** Q. The specs that I am mainly concerned about are the ceiling tiles and t-bar grid, as I need to get pricing on those from my suppliers
A. Standard tiles & t-bar grid. The main Lobby to be drywall.
- Item 5.3** Q. regarding A002/8, Floor type. Is this floor type to be carried on all floors, or just the floor between the ground floor and the parking garage? I cannot find an elevation drawing that reflects where this floor type should be carried
A. This is only between the unheated garage and the ground. The balance of the floors as per structural drawings.
- Item 5.4** Q. Doors on floor plans that are not on door schedule (the Massey)
A. Refer to plans A701-A705
- Item 5.5** Q. Are you sure sliders at entry are mirrored?
A. Yes, we have 2 breakaway automatic sliding doors. They should be the same width, exterior and interior.
- Item 5.6** Q. need to know if the window and door surrounds are masonry? and is what supplier they are asking for is they are masonry
A. No masonry; Canamold or equal
- Item 5.7** Q. Is there a specified stone for this job?
A. We are going with man made full depth stone – Arriscraft, Stonerox or equal, confirm with Owners for brand and colour selection

Item 5.8

Q. Is this natural stone or manufactured?

There is no specified product, only a charcoal colour for the lower 2 feet, and a natural colour above the sill. We are assuming stone products by Richvale or equal. Richvale sills are available with a split face in white and grey.

A. Manmade. Preferred manufacturer is Arriscraft or Stonerox. Clean cut type for the first two feet (like Renaissance Smooth white Stone), Natural colour for the upper stone (Frost colour – urban ledge stone), Precast stone sill to divide the two stones, refer to rendering on the website www.brookhousegate.com

Item 5.9

Q. There are balcony piers in stone on level 1, drawing A004, also shown on the upper floors, but only on the ground floor on drawing A301. The same sill may be used on the piers, but there are no drawing details.

A. Refer to Sections and Elevations. Stone only on the base columns at ground, No stone base on any column on upper floors. Above stone pier to be clad with Canamould or equal millwork column c/w base and cap

Item 5.10

Q. Door type J the sliders, how do they require a hollow metal type B frame? Exactly which openings require these doors?

A. Refer to latest Door Schedule

Item 5.11

Q. Do the balcony doors require trim and build out?
does the optional fire place require a mantel?

A. Fypon trim shown on the drawings, same for all windows. The Fireplaces and/or mantels will be upgrades in the suites; price as a separate item if quoting.

Item 5.12

Q. As part of the trim contract do you want install of the panic hardware and door closers to the hollow metal doors and exterior doors excluding the front door vestibule? Do you want the hollow metal doors installed to the existing welded metal frames?

A. Breakaway sliding door, Panic hardware at all the remaining exit doors. Refer to latest door schedule. The scope of work to be confirmed by owner and GC.

Item 5.13

Q. Need a drawing of the base board at the 1x8 with a half round. Also the window sills a drawing of what is expected and if there is a apron needed also if the wood trim is required around the window. The drawing shows marble sill but its a valid question as the material has changed.

A. refer to latest Window schedule

- Item 5.14** Q. also the wood trim required on the suite doors must be a large piece because the base is so big can we have direction on the profile and the material for all the wood members? pine mdf oak etc.
- A. *Pine trim, colonial style.*
- Item 5.15** Q. Do the suite entry doors require an oak sill?
- A. *Interior sill to be wood; oak is good. Exterior (hallway) trim to be marble. Refer to Door Schedule.*
- Item 5.16** Q. Do you have a complete trim scope of work for this building with a list of the supplies you expect the finish carpenter co to provide? Is there a hardware schedule with a list of all the hardware I could see to see the difficulty in the common area doors.
- A. *See Addendum No 1*
- Item 5.17** Q. Could you please provide us the soil report for above project?
- A. *See Addendum No 4*
- Item 5.18** Q. Rooms inside Suites with exposed concrete ceiling, do they get some type of finishes?
- A. *Further clarification to follow*
- Item 5.19** Q. Not a lot of info on how I am to sprinkler the building. No layout for suites, rooms, parking area etc
- A. *See latest Mechanical on overall sprinkler distribution and refer to ID drawings for location of heads. Trade to provide shop drawings for review before installation.*
- Item 5.20** Q. Zonal reinforcement schedule is indicated on S2.0a but not called-up anywhere. Which zone detail applies to the walls?
- A. *Refer to latest drawings for additional info*
- Item 5.21** Q. Drawing E 501 is on the drawing list but is missing from the pdf files.
- A. *Refer to latest drawings for additional info*
- Item 5.22** Q. Is there any reason why the mechanical drawings show two sprinkler zones per floor? Usually these buildings are done with one zone per floor fed from a common riser and all of the zones will be located above each other.
- A. *Revised as single zone, refer to updated drawings.*

- Item 5.23** Q. Can the zone valves on each floor be located in the corridor ceiling space?
A. Yes.
- Item 5.24** Q. Who is responsible for the heat tracing and insulating of the wet pipes and drum drip drains in the parking garage? Would mechanical carry the insulation and electrician carry the heat tracing?
A. Heat Tracing is by Div 15 supplied and installed. Div 16 will provide power.
- Item 5.25** Q. Is there any current flow test data from the city water supply near the site address?
A. Cleint/owner, to do the water flow test for further info,
- Item 5.26** Q. Do you have a detail for the duct bank shown on page E101?
A. Will be provided in revised drawings; still to be issued.
- Item 5.27** Q. There is no location given for MP18 & DP18, please advise.
A. Will be provided in revised drawings; still to be issued.
- Item 5.28** Q. Panel schedules are listed in table of contents but not available online, please make ALL drawings available (especially E402 & E501).
A. Will be provided in revised drawings; still to be issued.
- Item 5.29** Q. There is no typical drawing provided for the suite wiring of 'THE CRANDALL' please. Provide drawing.
A. Will be provided in revised drawings; still to be issued.
- Item 5.30** Q. Please provide electrical specifications.
A. Will be provided in revised drawings; still to be issued.
- Item 5.31** Q. The distribution panel schedule is incomplete. (only 56 of 78 suite feeders accounted for)
A. total 78 suites. There are two risers for suite power supply.
- Item 5.32** The digital meter panel schedule is also incomplete.
A. Will be provided in revised drawings; still to be issued.
- Item 5.33** Q. Single line indicates MP22/DP22 twice, please advise 4th panel designation and location.
A. All electrical panels will be provided in revised drawings; still to be issued.

- Item 5.34** Q. Duct bank detail is not provided.
A. *Will be provided in revised drawings; still to be issued.*
- Item 5.35** Q. Please provide light fixture type for the following areas:
-refuse room 027 (E200)
-locker rooms 01 0 & 005 (E200)
-refuse room 126 (E201) *****note, same room on A206 is labelled 123*****
-refuse room 226 (E201) *****note, same room on A207 is labelled 223*****
-refuse room 326 (E201) *****note, same room on A208 is labelled 323*****
-refuse room 426 (E201) *****note, same room on A209 is labelled 423*****
-mechanical penthouse (E305)
A. *To be provided in the new issue set of dwgs. Refer to latest from Electrical, light matrix will be coordinated with ID once final.*
- Item 5.36** Q. There are no emergency light heads shown in all of the stairwells, please advise.
A. *Will be provided in revised drawings; still to be issued.*
- Item 5.37** Q. There is no emergency light head in W.C. room 125, please advise.
A. *Will be provided in revised drawings; still to be issued.*
- Item 5.38** Q. The mail room has no occupancy sensor, is one required, and if so, what type?
A. *Will be provided in revised drawings; still to be issued.*
- Item 5.39** Q. There is no emergency light heads in corridors 222, 322, & 422, please advise.
A. *Will be provided in revised drawings; still to be issued.*
- Item 5.40** Q. Drawing A206 shows T-bar ceiling in rooms 129(mailroom) and 126(common area), but surface mount wrap around fixtures are specified, is this correct?
A. *Co-ordinated, refer to latest drawing issue.*
- Item 5.41** Q. There is no general lighting in corridors 226, 326, & 426 north of stairwell #1, please advise.
A. *Co-ordinated, refer to latest drawing issue.*
- Item 5.42** Q. Is it acceptable to change emergency lights to Beghelli LED type?
A. *Yes*
- Item 5.43** Q. Are occupancy sensors required on all corridor lights or are they to remain on 24/7?
A. *Corridor light will remain 24/7*

- Item 5.44** Q. Drawing E401 typical 4 seems to be missing 'A4' light fixture, is this correct?
A. *coordinate with ID on the light fixtures as supplied by Owner*
- Item 5.45** Q. Fire alarm pull stations seem to be missing on stair wells #1 & #3 on floors 2,3 ,& 4.
A. *Will be provided in revised drawings; still to be issued.*
- Item 5.46** Q. There is no generator & transfer switch details. Are we to include one?
A. *No generator set; unless directed otherwise by the Owners.*
- Item 5.47** Q. There is no intercom (enterphone) system shown. Are we to include?
A. *Yes, intercom required with remote entry as a feature. Other options can be priced as separate items for review.*
- Item 5.48** Q. What is the suspension and tile type for the 2'x2' and 2'x4' ACT on the RCP?
A. *See item 3.2*
- Item 5.49** Q. Exterior steel stud assemblies are they to have fibreglass or mineral wool insulation?
A. *Medium density closed cell Spray foam insulation. Refer to wall types on dwgs*
- Item 5.50** Q. Within the underground parking there are assemblies W200 and W201, what is the construction of these two assemblies?
A. *Disregard 200. Refer to structural. These are structural walls. 201 is foundation wall plus waterproofing membrane and drainage layer on the outside.*
- Item 5.51** Q. On floor 1 between grid line 8 and B it is tagged WTE1a, what is the assembly construction?
A. *Refer to sheet A002 for wall types*
- Item 5.52** Q. Who is responsible for the brick ties attached to steel stud? Also what type of brick tie is necessary?
A. *Further clarification to follow*
- Item 5.53** Q. Are all GWB ceiling to be constructed with 5/8" drywall?
A. *Yes*
- Item 5.54** Q. The tub/showers within the suite washrooms are these to be an insert?
A. *No*
- Item 5.55** Q. Who is responsible for 3/8" Fibrecement siding board?
A. *Further clarification to follow.*

Item 5.56 Q. Within the structural drawing's there are notes stating "load bearing pre-fab metal stud wall and connections by LSF specialist, typ", are the exterior walls to be pre-fab or is the standard way of framing adequate?

A. NO PREFAB WALLS!! we have stick frame exterior walls unless it is a structural bearing wall- then LSF specialist will design it . Required shop drawings will be reviewed and circulated as required.

Item 5.57 Storm Water Management Report attached.

~ End of Addendum No. 5~