

Amendment 3 – Questions & Answers – Part 3

Question 1 – The RFP notes reinforcement of the walls in AH basement apartment. Can owners clarify what this means? If plywood is to be installed on the walls, is the MDF supposed to add additional reinforcement? If this is the case, perhaps another layer of ply would be more suitable? Or, is the purpose of the MDF a combination of reinforcement and finish?

Answer 1 – MDF is proposed to add additional reinforcement and also a combination of reinforcement and finish. An additional layer of plywood could be an option if it can comply with the reinforcement and finish required.

Question 2 - RFP notes MDF for use as waterproofing in FL basement apartment. MDF is not a suitable material to use in potentially wet areas. Please clarify if owners will accept substitutes in the proposal.

Answer 2 - Substitutes are acceptable as waterproofing is the objective.

Question 3 - RFP notes "Washroom to be separated from the bedroom by installing new green waterproof drywall and framing elements", but then also notes "Needs to be a door to separate the bathroom from the bedroom". Can owners clarify with a sketch or markup on the existing layout where these changes are to be applied?

Answer 3 - IE bathroom (FL old bathroom) – is the bathroom that needs a door between bathroom and bedroom. It does not have a door, it is an open door frame, so needs to be completely changed / a door added

Question 4 - RFP notes fully waterproofed bathroom for RS main floor apartment, but also calls for an accessible bathtub and shower to be installed. We are not aware of any product available that can create a watertight environment while also providing an accessible bathtub and shower combo. Standard bathtubs cannot be sealed along the bottom edge, as they are simply a thin PVC or acrylic sheet which is susceptible to movement. This movement will eventually break any caulking seal that is installed against the floor. If the owners have a specific product in mind, can they spec this product in following addenda? Otherwise, would owners find a "zero barrier" shower area to be accessible?

Answer 4 – The goal is that there will be no moisture ingress past the bottom edge of the bathtub so you can use a solution that addresses the bathtub floor transition. i.e. Put some silicone underneath. Make sure the silicone contacts the floor, the trim, and the tub. Also make sure you use 100% silicone that is water and mildew resistant.

Question 5 - RFP refers to installation of an "archover" (or arch over) the kitchen sink. Are owners simply looking for a decorative panel? Any further information, clarification, or sketches would be appreciated.

Answer 5 – Yes, it can be a decorative panel.

Question 6 - RFP refers to patching and skimming drywall before installing "backsplash-MDF". Can owners clarify whether they are specifically looking for MDF backsplash?

Answer 6 - We are looking for a seamless & watertight finish that requires little maintenance of the kitchen backsplash. Interior and decorative MDF backsplash panels were an option

Question 7 - RFP specs 7mm vinyl flooring with underlayment. Are owners open to replacement products that may be more suitable for this project? This includes replacement for kitchen tile as well.

Answer 7 – Yes, we are open to other options.

Question 8 - RFP notes "Replace and repair electrical from cabinet". Can owners clarify what this means? On inspection, the electrical within the cabinet did not appear to require servicing or repair.

Answer 8 - Electrical can stay as it is, if it does not require servicing or repair.

Question 9 - RFP notes "Fix handrail" for AS 2nd floor apartment. On inspection, handrails appeared to be sturdy. Handrails can be removed and replaced so that they are matching. Can owners clarify if this is acceptable?

Answer 9 - Handrails can be removed and replaced so that they are matching

Question 10 - RFP notes "Remove and install a new American standard tub". There is no existing tub to remove. A new tub can be installed; however, proper installation will require partial removal and modification of the existing waterproofing system. Furthermore, once the tub is installed, there will be no way to permanently waterproof the seam between the tub and the existing membrane. Can the owners please advise as to what acceptable alternatives can be for this washroom. Also bear in mind the mobility restrictions of the client, and that we do not recommend a bathtub for this washroom, as it will create accessibility issues.

Answer 10 – As no specific bathroom is addressed in que question we would like to clarify that AH Basement Apartment and IE Bathroom (FL old bathroom) require bathtubs. Proper installation will require partial removal and modification of the existing waterproofing system so the goal is that there will be no moisture ingress past the bottom edge of the bathtub. You can use a solution that addresses the bathtub floor transition. i.e. Put some silicone underneath. Make sure the silicone contacts the floor, the trim, and the tub. Also make sure you use 100% silicone that is water and mildew resistant.

Question 11 - Is it acceptable to share photos (for estimations purposes) with sta` and contractors who have yet to sign the privacy agreement?

Answer 11 – Yes it is acceptable.

Question 12 - Are you looking for WSIB and automotive insurance certificates in the bid package as well?

Answer 12 – We are looking for confirmation of WSIB coverage.

Question 13 - Do we have to put anything in the box on page 18 of 19 labelled detail listing of any other expenses or fees?

Answer 13 – You are expected to include fees that you intent to charge that aren't included in the prior box (section).

Question 14 - For schedule D timeline do we have to put Detail of physical rooms and items completed or just dates?

Answer 14 – Just the dates are needed.

Question 15 - During the walk thru it was observed that the units had furniture in them. They will need to be relocated; will this be part of the contractor's scope of work?

Answer 15 - No, It will not be part of the contractor's scope of work

Question 16 - Will all existing doors and hardware need to be upgraded to meet code?

Answer 16 – Yes, doors and hardware must be upgraded to meet code.

Question 17 - What is the limit of painting?

Answer 17– Question is not clear, limit of area, cost? Complete interior property is to be painted.

Question 18 – Vinyl Flooring Specification: It is stated that vinyl flooring must have an underlayment attached and should then be glued to the concrete. However, vinyl flooring is available in several types, including click-lock planks, sheet roll vinyl, vinyl tiles, and peel-and-stick vinyl flooring. Having an under pad attached may not always allow the flooring to be glued down. Could you please confirm if there is flexibility regarding this requirement or provide guidance on what type of flooring we should use?

Answer 18 – Yes, there is flexibility regarding this requirement as long as planks are avoided so no pieces can be lifted or picked and underlayment is firmly installed to the concrete.

Question 19 - Kitchen Tiles Replacement: Regarding the tiles in the kitchen, are we required to replace all tiles, including those at the entrance and Dining area? A confirmation would help us align our scope of work accurately.

Answer 19 - Yes please replace tiles in the entrance and dining area

Question 20 - Washroom Floor and Accessibility Requirements: It has been mentioned that a new tub is to be installed in this washroom replacing the current one but it does not have a tub. However, the current bathroom floor has no finish or tiles. Since the washroom is expected to be fully accessible (curb-less shower), could you clarify the requirements for the flooring? Should we tile the entire floor, or is there a specific expectation for the flooring finish in alignment with the accessibility features.

Answer 20 – 7mm vinyl flooring such as sheet roll vinyl or vinyl tiles. Flooring to have underlayment attached and to be glued down/firmly attached to the concrete

Question 21 - Basement level: Should the existing flooring in the bathroom be removed and replaced with new waterproof vinyl flooring?

Answer 21 – Yes it should be removed and replaced

Question 22 - FL Basement (IE'S) Washroom: What is the material of the wall in the washroom?

Answer 22 - All walls to get new 1/2" waterproof green board drywall (Board, mud, tape, and sand for a level 4 finish)

Question 23 - Front Office: Please provide specification for AC unit for front office.

Answer 23 - There is not a unit already in place one would need to be purchased and installed. Specifications should be sufficient for the office area.