



ADDENDUM NO. 3

November 24, 2023

PROJECT: Port Perry Cannabis Facility, 8 Easy Street, Port Perry, ON

Attached: Door Schedule

Tender Closing: November 30, 2023 before 12:00:00PM Local Time

Clarifications:

Mechanical & Plumbing

1. Addendum No. 1 dated November 14, 2023 states “roof drains are no longer required”. Please confirm if all storm piping above and below grade will no longer be required as well.
A. No storm piping will required within the building. Drawing P1 will be deleted in the future.
2. It was noted that roof drains are not required. Does that mean we eliminate all the rainwater leader piping and storm drains?
A. Yes, Drawing P1 is no longer required.
3. On HT1 & HT2 he says to contact a septic tank provider. I have reached out to a number of them and they say that this would be a custom order and cannot provide pricing without a detailed drawings or sketches.
A. Please try Unit Precast at 519-648-2101 and ask for Scott Robinson. Another alternative is the Infiltrator plastic tanks. The tank sizing is approximate and should be around 2500 US gal or 9000L. Dimensions vary between manufacturers Please include tank volume size with your pricing in the event you are supplying different volumes than listed.
4. Does the consultant have a manufacturer that he has been dealing with for the gray water equipment and tanks which we can reach out to.
A. Please try Unit Precast at 519-648-2101 and ask for Scott Robinson.
5. Do you have the count (Qty) of AC & HP-1 & 2 required? I believe there is (1) AC serving HP-1 & HP-2 (2) Mitsubishi Unit. No model no for AC.
A. For the “AC” specification; there are 8 units required and are intended for the 5 air handers (AH1 – AH5) as well as the three heat pumps (HP1 & 2X - HP2).

Roofing

6. They’re stating that the roof structure was changed and all steel building structures will be pre-engineered style. So, there will be no sloping or flat roofing for TPO application, correct? Please confirm.
A. Roof will be 2% slope and TPO membrane is required.

Drywall & Ceilings

7. a). Please send full details for ceiling information on all the T-bar finishes.
b). What is the finish of the tile for scope of work. metal ceiling tiles or normal cortega?
c). Please provide thickness of tile.
d). Please provide the colour of pre pre-finished metal ceiling colour.
A. Please use a typical office tile with traditional finish. All to be white.
8. Wall type = W8. How do you want the finish around the elevator shaft walls? Typically we do metal framing. Type X 5/8 drywall. Then drywall returns to the elevator doors. Please let me know.
A. Elevator shaft walls are to be concrete block. For finishing, assume drywall as described.
9. What are the details on the window returns of all the windows for the project ? J bead drywall return to windows ? D200 trim tex tear away drywall to windows? Please let me know.
A. Please finish in an economical way and include description in pricing.
10. Can we use fiberglass quietzone sound insulation instead of rockwool batt insulation on walls that call for rockwool batt insulation. (we typically use quietzone over rockwool batt + It has same Db- as rockwool)
A. Yes, alternatives are acceptable.

Doors & Windows

11. Doors D1a,D1b have a passage set keyed --- how with the PDO open the door in the closed lath position?
A. Use a system that allows for proper operation. These typically do have electric latches.
12. Will a electric strike be required?
A. Depends on system used, but typically yes.
13. Door D13 universal washroom, which of the three most common universal washroom kits we are to follow?
A. Please use a system that meets OBC.
14. Referencing A1.1 "Schedules & Details" & A2-3 "Floor Plans" There is a massive inconsistency between the quantity of doors as they're presented in the door schedule and how they're presented on the floor plans. For example, for Door Tag D7 I count 7 pair doors as per the floor plan but one D7 door as per the current door schedule. Could we have the door schedule reflect the proper quantity of each door tag?
Door specification is used for multiple doors.
A. Updated schedule is attached showing door count and locations used. Note: door D7 was further divided to include a new spec "D7c" as noted for the secure storage (111) and irrigation room (119).
15. Referencing A1.1 "Schedules & Details" Door Types are elevated but no dimensions are given for the stiles of each door. Could we have the dimensions provided for the door stiles?
A. Dimensions are listed in the schedule, second column.

16. Referencing A1.1 “Schedules & Details” Door D7 is scheduled as a Type A Door (Slab Door) but proposed as Aluminum. Could we be provided a material definition for these doors?
- A. Door D7 has been updated. This door type is intended to be an industrial traffic type door that swings both ways, like a restaurant kitchen door. They are thin and light and may have a wood or foam core with Aluminum covering.**

Electrical

17. Could you please submit attached (“Question-Port Perry Cannabis” pdf) to consultant. We believe the transformer #1 shown as a 45KVA is undersized for panel P2. Output of a 45 KVA is 124A @ 208V and the panel is called up as a 225A with a connected load of 152A
- A. 45KVA transformer will be fine for the proposed panel. Load will not be 100% and also includes a second panel at less than 100%.**

Elevator/Lifts

18. In Alyssa's email, it was mentioned that the project requires a material lift to move pallets from level 1 to level 2, but I did not see any such lift in the drawings. Please advise where this will be needed?
- A. Elevator shown is the material lift.**
19. Also, there is a scissors lift shown on level 2. Do you have any specifications for this lift
- A. Scissor lift is not part of this contract.**
20. Apart from the LULA elevator that the architect confirmed, and the scissors lift on level 2, are there any other lifts needed for material movement?
- A. No other material lifts are anticipated.**

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