INVITATION TO TENDER "ITT" NO. PS20181272
GENERAL CONTRACTOR FOR CONSTRUCTION OF SMITHE AND RICHARDS PARK

QUESTIONS AND ANSWERS NO. 3

ISSUED ON August 27, 2018

Q1	*Details on drawing L9.62 Storm Water Feature Section states "SS Scupper and Weir Type of 8". Drawing L9.62 shows only seven (7) Stainless-Steel Weir and drawings L9.63 shows eight (8) Stainless-Steel Scuppers. Please clarify the quantity of both the Weirs and Scuppers that are needed.*
A1	**There are 7 Stainless Steel Weirs and scuppers and 1 Stainless Steel Weir without a scupper. Refer to L2.01.** *(See Addendum No. 2 for revised drawing).*
Q2	*Form of Tender, Schedule A, Item #2.7 – Please verify that the prices are for supply and installation of the lighting fixtures only? The branch conduit, wire, boxes, etc are Item #2.9?*
A2	**Item #2.7 is for supply and installation of lighting fixture only. Branch conduit, wire, boxes etc are to be included under Item # 2.9.1 & Item # 2.9.2.**
Q3	*Form of Tender, Schedule A, item #2.9.3 – Please specify exact location on the electrical drawings of which the receptacle(s) this refers to.*
A3	**Receptacles tagged with Keynote '7A' – nearest gridline 3/E – DWG E100.**
Q4	*Form of Tender, Schedule A, Item # 2.9.4 – Please specify exact location on the electrical drawings which receptacle(s) this refers to.*
A4	**Receptacles tagged with Keynote '7B' – nearest gridline 2/J – DWG E100.**
Q5	*Form of Tender, Schedule A, Item #3.0 – In reference to the lighting fixtures; the specific fixture prices are supplied and installed only? Is all branch conduit, wiring etc. to be included in Item #3.3?*
A5	**Item #3.0 is for supply and installation of lighting fixture only. Branch conduit, wire, boxes etc. are to be included under Item #3.3.**
Q6	*Please provide detail for Recessed SS Embedded Eyelets and the Removable Tamperproof Cable and Lock (to Secure Bistro Tables and Chairs). See note #24 on drawing L2.01. What Form of Tender Item # is this to be included in?*

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A6	**Refer to detail 3/ L9.51. Include Form of Tender, Schedule A, in Site Furnishings 2.6.7 and 2.6.8. (See Addendum No. 2 for revised drawing).**
Q7	*Detail 4/L9.10 states that the Basalt Stone Pavers are 500mm x 225mm x 100mm and the detail 3/L2.04 show the Basalt Paving slab that are much larger sections. Please clarify what size Basalt Paving is to be.*
A7	**Delete 500mmx 225mmx 100mm. 3/L2.04 shows the basalt paving slabs will be irregular dimensions which will be determined when the decorative spray head layout is finalized. As a guideline, the slabs will be 100mm thick and a maximum dimension of 500mm x 1800mm.**
Q8	*Details 4/L9.10 states that double layer fluid applied waterproofing c/w reinforcing mesh is to be applied over cast-in-place concrete slab under the Basalt Paving. Is this waterproof membrane to be as per Section 07 14 00 or is this to be part of waterproofing mortar system?*
A8	**Detail 4/L9.10 and the specific waterproofing application is to be confirmed with the water feature mechanical consultant during the design of the water feature. Waterproofing membrane is specified in Section 07 14 00.**
Q9	*Detail 7/L9.10, 3, 4, 5 & 6/L9.40 states that double layer fluid applied waterproofing c/w reinforcing mesh and drain mat (refer to Arch) is to be applied over the Mechanical room slab. The architecture drawing only states that waterproof membrane is to be used. Please clarify which type of waterproof membrane system is to be used in the following locations:* *a. Under concrete slab for both the Mechanical Room and Café Pavilion* *b. Mechanical room concrete walls below grade.* *c. Mechanical room concrete suspended slab.*
A9	**Delete double layer fluid on the landscape drawings and replace with waterproof membrane as per architecture. (See Addendum No. 2 for revised drawing).**
Q10	*Please define zones 0, 1A & 2B on drawings (specs. section 05 05 19, item 2.3.1)*
A10	**Zone classifications are in accordance with CISC – Canadian Institute of Steel Construction. Zone 0 would be for steel that is imbedded in concrete, encased in masonry, or protected by a membrane or non-corrosive contact type fireproofing. Zone 1A applies to all interior steel on the project, and zone 2B applies to all exterior steel on the project.**
Q11	*Specs. for primer in section 05 05 19 item 2.3.3 do not match specs. for primer in section 09 91 00 item 3.9.2 (inorganic zinc primer & SP10 versus zinc epoxy primer & SP-16). Which one is right?*

A11	**Specification has been updated to reflect required surface preparation and coatings. (See Addendum No. 2 for revised specification).**
Q12	*Specs. for priming/painting are very confusing. Please indicate what shop preparation and priming are required for:* *a) interior steel at café* *b) bridge trusses, lookout frame, stair risers* *c) steel plates at piers* *d) skyframes* *e) metal picket on retaining walls and gates* *f) handrails at concrete stairs* *g) posts at glass guardrail*
A12	**Refer below to list of paint system and surface preparation:** **a) interior steel at café: refer to Section 05 05 19 item 2.3.1.2 and Section 09 91 00 item 3.10.2.1** **b) bridge trusses, lookout frame, stair risers: refer to Section 05 05 19 item 2.3.1.3 and Section 09 91 00 item 3.9.2** **c) steel plates at piers: refer to Section 05 05 19 item 2.3.1.3 and Section 09 91 00 item 3.9.2** **d) skyframes: refer to Section 05 05 19 item 2.3.1.3 and Section 09 91 00 item 3.9.2** **e) metal picket on retaining walls and gates: refer to Section 05 05 19 item 2.3.1.3 and Section 09 91 00 item 3.9.2 and 3.9.3 for stainless steel components** **f) handrails at concrete stairs: refer to Section 05 05 19 item 2.3.1.3 and Section 09 91 00 item 3.9.2** **g) posts at glass guardrail: refer to Section 05 05 19 item 2.3.1.3 and Section 09 91 00 item 3.9.2 and 3.9.3 for stainless steel components**
Q13	*As per specs. in section 05 05 19 item 2.3, I am assuming that we only apply the primer and the other coats will be applied in the field by section 09 91 00. Please confirm.*
A13	**Primer and top coats can all be applied in a shop, it is the responsibility of the Contractor to determine the means and methods for having the steel coated.**
Q14	*Please indicate on drawings which misc. steel and headed studs and embed plate assemblies should be supplied by precast supplier (item 2.2.4 & 2.2.5 in section 03 41 43).*
A14	**The Contractor is responsible for providing all elements on the design drawings.**
Q15	*I cannot figure out the height of skyframes columns at café (5 thru 7). The U/S of footing elevation at column locations is missing.*

A15	**The underside of base plate assembly matches the café roof elevation, as shown on Detail 1 on Sheet S2.02.**
Q16	*Please provide structural details for stair risers (4/A523). Steel Note 6 on drawing S0.02 calls for section 05 51 00, which is missing from specifications.*
A16	**Drawing A523 has been reissued to include note, and steel note 6 on Drawing S0.02 has been revised. (See Addendum No. 2 for revised drawing and revised note).**
Q17	*Please provide structural details for additional steel frame at stairs (e.g. HSS 76x102 on flat, etc. – 1 to 4/A523).*
A17	**Refer to response, A16, above.**
Q18	*What is the length of the Dywidag anchors (11/S6.10)?*
A18	**Please refer to "Questions and Answers No. 2, Q27/A27".**
Q19	*Where are the condensates from the fan coils shown on M300, M301 connecting to? Sanitary or storm? And location.*
A19	**To be connected to the rain water harvesting line at the ground level with a check valve.**
Q20	*Is there more detail information for the Marley First Flush Diverter System, size of chamber and model of the storm drain pit? Is this product available locally or is an alternate product acceptable?*
A20	**First flush diverter chamber size 15L. Alternative product would be considered.**
Q21	*Which type and size of water meters, backflows and PRV'S?*
A21	**As shown in Detail 1 in M400 and as required by the City of Vancouver**
Q22	*What is the location and quantity of AD-1?*
A22	**Location as indicated in drawing M200 above pipe drop and in drawing A101 (indicated as 'RD').**
Q23	*Who is responsible for supplying the building water meter?*
A23	**Water meter to be supplied by the City of Vancouver.**
Q24	*Are remote readers for all of the water meters required for this project?*

A24	**Yes.**
Q25	*Is there a soils report for this project that you can send us for review?*
A25	**Please refer to the Geotechnical Report issued in Addendum No. 1.**
Q26	*Should the water feature system be liquid chemical or puck erosion feeder + C02?*
A26	**The water feature is a flow through system (not re-circulating) to be designed with a fountain mechanical water feature consultant.**
Q27	*It lists that the water feature lighting and sprays should be indicated which to me, means luminaries, but the product listed says solo spurt. Please confirm if they should be luminary sprays with solo spurt nozzles?*
A27	**Luminary sprays are desirable with the Solo Spurt, however both must be vehicular rated. If a vehicular luminary spray is not available, the Solo Spurt nozzle or an approved equivalent is acceptable as long as it meets the specification.**
Q28	*Drawing A823 – General Note regarding climb ability – clearly states that the design is noncompliant to 2 different clauses from VBBL and in a note on the same page says the contractor ensure that all handrails and guardrails comply with VBBL. Can you please clarify?*
A28	**This General Note was previously provided to the COV for review and approval. COV is satisfied with the proposed system which has incorporated climb prevention measures to ensure that the guards do not facilitate climbing. With this approved exception aside, it remains the contractor's responsibility to ensure that all other aspects of the handrails and guardrails comply with the VBBL.**
Q29	*Landscape drawings make reference to lots of difference stainless Steel components in various locations and applications but gives no details of sizes or thickness or gauge, are you able to clarify?*
A29	**Many landscape details require shop drawings for all metal fabrication at which time the specific details of the stainless steel components will be determined.**
Q30	*Drawing S1.01 Site plan, can you please confirm the elevation dimensions what unit of measure they are in?*
A30	**The units of the drawings are noted in the title block.**
Q31	*Landscape details 4 & 6/L9.42 show a 3-sided stainless-steel angle for drainage and Architectural detail 2/810 show Continuous Aluminum Drainage Channel. Please clarify which is to be used.*

A31	**Drawing A810 - Arch Detail has been revised to refer to Landscape. Please refer to landscape details which uses stainless steel. (See Addendum No. 2 for revised drawing).**
Q32	*There is no reference to any Finish Coatings or End-sealers for Tight Knot Yellow Cedar, Seat Tops shown on L9.30, L9.31 & L9.32 or referenced in Section 06 40 13 - Exterior Architectural Woodwork of the Specifications. Please clarify if Finish Coating or End-sealing the Tight Knot Yellow Cedar Seat Tops is required.*
A32	**Please replace Tight knot Yellow Cedar with Tight knot Western Red Cedar as it does not require sealant on the end grain.**
Q33	*The Wood Decking and Seat Top Details shown on L9.30, L9.31 & L9.32, do not allow for the Seat Tops to be repaired in the event of Vandalism or repaired due to damages cause by normal wear and tear Please review and clarify.*
A33	**Please refer to L9.31, L9.32 for revised bench details. (See Addendum No. 2 for revised drawing).**
Q34	*Sentence 6, of paragraph 3.5 of section 32 01 90 Landscape Maintenance of the specification states, "Replace any and all components that are in disrepair or damaged from normal wear and tear prior to hand-over to Park Board." Please clarify, is this cost be to carried by the contractor or are the costs to be tracked separately and presented to the Park Board for approval prior to proceeding with the work.*
A34	**The costs for all replacement plant material, soil, mulch and fertilizers (if applicable) should be assumed by the contractor in the cost, whereas costs for hard infrastructure such as paving, glass guard-rails, irrigation lines, water fountains etc. should be tracked separately and presented to Park Board for approval prior to replacement.**
Q35	*Further to Q&A #1, are you able to confirm the location where the proposed underground temporary power will be available from?*
A35	**Park Board will be applying for temporary power. It is at this time assumed that the location of the underground connection will be at the lane, approximately 10 metres in from Smithe Street.**
Q36	*Are there any restrictions on working hours on the site?*
A36	**Please refer to COV Noise Control Bylaw 6555. (https://vancouver.ca/your-government/noise-control-bylaw.aspx)**
Q37	*Are there any restrictions to the shut down and/or access to the lane currently within the project scope area? Do we have to maintain access to neighbouring parkade entrances?*

A37	**Yes, it is expected that access to and from lane via Smithe Street and Robson Street be maintained throughout construction.**
Q38	*Division 13 12 13 – 2.1.4.1.4 Sump pump will send water to sanitary sewer when tank is overflowing. Both Mechanical and Civil drawings do not show a sanitary line for the tank, but they do mention a storm outlet. Please clarify what is required? And where on the civil drawings?*
A38	**The harvested water storage tank overflow is to be connected to storm.**
Q39	*Detail 1 M400 – please confirm the 50ø DCW is for the water feature?*
A39	**In Detail 1 in M400 50ø DCW with a water meter is for the underground harvested water storage tank Make-up water. In M200 are details for a separate 50ø DCW connection with meter to the water feature.**
Q40	*Drawing A411 refers to sections on A801 and A802; these drawings are not listed on the drawing index, can you please provide these missing drawings?*
A40	**Drawing A411 - has been revised to refer to correct Section 1/A511. (See Addendum No. 2 for revised drawing).**
Q41	*Drawing A211 – Detail 1-A811 shown along both grid line CX and CA, please clarify that the detail only applies to grid line CX and which detail is required for grid line CA?*
A41	**Drawing A211 – Detail A811-1 Refers to wall assembly along GL CX.**
Q42	*Division 09 96 00 High performance coatings – where does this apply?*
A42	**Division 09 96 00 High Performance Coatings applies to Washroom wall and floors epoxy finish.**
Q43	*Please specify colour for each 3D sphere and half sphere, this has not been indicated on the L9.54.*
A43	**All 3D sphere and half spheres colours are indicated on L9.52.** **Note the location of the 3D spheres has changed.**
Q44	*Will temporary, short-duration closures of the travel lanes on Smithe and/or Richards be granted for heavy lifts and/or the delivery of oversized structural members?*
A44	**Yes. The contractor will need to apply for a street use permit through CoV Engineering, but Park Board would support the applicant and advocate to CoV Engineering where necessary.**

Q45	*Will the City permit the Contractor to utilize the parking lanes on Richards for the duration of the project (ie, for trailers), and if so, will there be a charge for lost parking revenue?*
A45	**If necessary, as demonstrated and validated by the contractor, the Park Board will apply for and pay for the closure of some metered parking along Richards to accommodate equipment and or deliveries during fixed periods of time as defined and requested by the contractor.**
Q46	*The Coast Mountain trolley wires on Richards Street may impede the ability to place crane equipment required for lifting structural members. Will the City facilitate the temporary relocation and or the temporary decommissioning of these wires?*
A46	**The City of Vancouver and Park Board would prefer to not move, decommission or impact these wires at this time, but it may be possible if no other options exist.**
Q47	*The existing large trees between the existing sidewalks (on both Smithe and Richards) and the parking lot may impede site access from the street. Will the City consider trimming these trees to facilitate access?*
A47	**Yes – Park Board will conduct a site walk-through with the contractor and Park Board Arborists prior to the start of construction in order to identify trees that may need to be pruned to accommodate equipment and personnel.**
Q48	*The Civil drawings, Key Plan 1 of 3 notes a "100 DIA WATER SERVICE BY CITY FORCES AT DEVELOPER'S COST", please confirm that the City of Vancouver and or its Parks Department is the Developer and that there will be no Cost to successful proponent for this work? Key Plan 1 of 3 also identifies Proposed Storm and Sanitary Connections are these connections to be performed by the successful proponent or by City forces at no Cost to the successful proponent?*
A48	**There will be no cost to the contractor for the proposed water connection, as in the Park Board will pay for CoV Engineering forces to make the physical connection. However, the contractor will be responsible for excavation of trenches to expose necessary sub-surface infrastructure so City forces can make the connection. As for the storm and sanitary connections, we would expect the contractor to perform all necessary trenching and lay all necessary pipes up to the point of the connection so that the City forces can make the final connection splicing the park infrastructure into the City services.**