

GULL RIVER HOUSING RFI LOG

Project : 2010 - Gull River Housing
 Updated: 2025-04-15

RFI #	Description	Issue Date	Due Date	From	Questions	Consultant Clarification	Answer
1	RFI 1 - KLHHC - Gull River Housing - Civil Questions & Clarifications	2025-03-19	2025-04-09	Mike Zekveld <mike.z@mvwconstruction.com>	<u>Fire Water Storage Tank - Questions / Clarifications:</u>	steve.c@mvwconstruction.com	
					Please provide details for the dry hydrant, as well as the connection to the tank.	steve.c@mvwconstruction.com	See attachment P20045_SK1 sent on 2025-03-30
					The typical only shows the hydrant and venting directly on top of the tank.	steve.c@mvwconstruction.com	See attachment P20045_SK1 sent on 2025-03-30
					I think we need a connection detail for both the vent and the hydrant.	steve.c@mvwconstruction.com	See attachment P20045_SK1 sent on 2025-03-30
					I also think we need to see what traffic load this is to be engineered to.	steve.c@mvwconstruction.com	Refer to general notes on typical tank detail, see attached detail page SK1
					<u>Lift Station - Questions / Clarifications:</u>	steve.c@mvwconstruction.com	
					I think there are details missing necessary to price this.	steve.c@mvwconstruction.com	See attachment Lift station.pdf sent on 2025-03-30
					I'm also questioning the diameter of the force main exiting the chamber. (Just wondering if it could actually be smaller since it is pumped).	steve.c@mvwconstruction.com	Delete 100mm Forcemain, Replace with 75mm Forcemain
2	KLHHC - Gull River Housing - Clarification Request for EIFS SYSTEM Insulation	2025-03-19	2025-04-09	Mike Zekveld <mike.z@mvwco	<u>I have the Following RFI - EIFS SYSTEM (attached, pdf link) from an EIFS Contractor.</u>		
					RFI - EIFS SYSTEM - Gull River housing project - Minden, ON (RFI From the EIFS Contractor regarding Insulation for EIFS SYSTEM)		See Addendum #2 sent on 2025-03-27
					ADEX XNC Mineral Wool EIFS system spec (reference Mineral Wool EIFS System Spec)		See Addendum #2 sent on 2025-03-27
3	KLHHC - Gull River Housing - Fire Rating Question	2025-03-19	2025-04-09	Mike Zekveld <mike.z@mvwco	Door Types DM1 & DM2 where used within the Units on Electrical Closets (typically in the kitchen) and Mechanical Closets (typically in the Washroom) are being labeled as 45 Min Fire Rated on the Door Schedule, However using the Mechanical Closets as an example, these are Constructed using PW2 Partitions which are not rated.	WWINC.	DM1 and DM2 do not need to be fire rated
					I've not come across any previous Multi unit Projects where the Mechanical and/or Electrical Closets located within, and specific to, the Unit have been Fire Rated / Separated from the Unit itself.		
					We don't think that these Doors would need to be rated, especially if the Partitions that they are installed in are not.		
4	KLHHC - Gull River Housing - Flooring Questions & Clarifications	2025-03-19	2025-04-09	Mike Zekveld <mike.z@mvwco	<u>Question #1: Clarification for the LVT / LVP Flooring Product:</u>		
					Reference: Spec Section 09 65 13 page 235: VINYL TILE MATERIAL:		
					Part 2 Products: 2.1 MATERIALS		
					Vinyl Composition Tile Manufacturer: American Biltrite Flooring, "Leaf" Vinyl Flooring, Colour: Urban Oak, Natural Beige, 6" x 48" #AMT3D001.		
					This is an older product spec that is no longer used at KLHHC Housing Projects (to my understanding?)... Please confirm if we may use Beaulieu Luxury Vinyl Aerial - #2176 (Plank) Squamish Embossed (This is the Product being used at the St Paul / St Patrick Washroom Reno Project right now)	WWINC.	Beaulieu Luxury Vinyl Aerial - #2176 (Plank) Squamish Embossed is an acceptable product.
					<u>Question #2: Clarification For Finish of Stair Treads:</u>		
	Reference: Typical Room Finish Schedules are Calling for the Specified LVT / LVP Flooring to be used on Stairs...						

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					Please Confirm if we may use One(1) Piece Rubber Stair Tread / Risers on all the Stairs:	WWINC.	Treads - Johnsonite Rubber Raised Round-colour 28 grey -with Visual Impairment - Solid Black insert
					Recommend - Angle Fit Rubber Stair Tread with Integrated Riser-with VI-solid Strip- Visual Impairment	WWINC.	see above
					1 pc tread and riser with black Solid Insert-(not the grip tape insert-too hard to clean)-there are many different textured finish-most common these days is the hammered finish	WWINC.	This is acceptable
5	KLHHC - Gull River Housing - Site Security & Cash Allowance Questions & Clarifications	2025-03-19	2025-04-09	Mike Zekveld <mike.z@mvwconstruction.com>	From the Specs:		
					<u>Question #1: Clarification of Site Security Requirement:</u>		
					Reference: Spec Section 01 00 00 page 35: SITE SECURITY:	WWINC.	Bidder to determine what security is required
					"Provide and pay for security personnel to guard the Site and contents of the Site after working hours and during holidays as established by the Owner." Please confirm if we are to include for a Site Security Guard to be present Every Evening, Every Saturday, Every Sunday and Every Holiday during the entire Course of Construction? OR if not, Please Clarify what we are to allow for in this respect?		
					<u>Question #2: Clarification of Project Cash Allowances:</u>		
					Reference: Spec Section 01 00 00 page 6: CASH ALLOWANCES:	WWINC.	See Addendum #1 sent on 2025-03-24
					Part 1: Please Confirm that we are to include these Cash Allowances in the project:	WWINC.	See Addendum #1 sent on 2025-03-24
					Part 2: Please Confirm the amount to be carried in the Tender for the Landscaping Allowance:		
					\$?? - Landscaping Allowance Amount To be Confirmed.	WWINC.	See Addendum #1 sent on 2025-03-24
					Part 3: Please Confirm the Specific Items that the "Landscaping:"Allowance is to Cover	WWINC.	
					"Topsoil"	WWINC.	No
					Strip, StockPile onsite, reuse Existing ?	WWINC.	No
					OR Strip, Stockpile onsite, Screen & reuse Existing?	WWINC.	No
					OR - Remove existing offsite, Supply & Install New?	WWINC.	No
					"Plant Materials"	WWINC.	Yes
					Does this include for Sod and or Hydroseeding?	WWINC.	Yes
					This would include Supply & Install of Plantings, trees, bushes, shrubs, flowers etc...	WWINC.	Yes
					Would this also include planting beds? mulch, triple mix, etc...	WWINC.	Yes

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					Please confirm specifically what items would be considered "Finish Landscaping" that would also be covered by the Landscaping Allowance.	WWINC.	Finish landscaping includes supply & Install of Plantings, trees, bushes, shrubs, flowers etc..., and planting beds, and hydroseeding.
6	KLHHC - Gull River Housing - Specified Fraser Wood Siding - no longer available. (request Cape Cod as alternate)	2025-03-19	2025-04-09	Mike Zekveld <mike.z@mvwco nstruction.com>	Siding Supplier has indicated that Fraser Wood Siding as per the project Specifications, is no longer available, Has provided Pricing to me for a 1x6 Neo Profile Wood Siding from Cape Cod Siding Inc. instead.	KLH	See Addendum #2 sent on 2025-03-27
7	Gull River Site Meeting	2025-03-19	2025-04-09	Kyle Northover <kyle@tkbuilding group.com>	Is there a bid document yet for pricing categories/line items for the scope of work? Especially for the civil aspects — the construction of the buildings isn't as important to have a bid document for but the civil stuff, there will be line items I would assume? Showing quantities etc?	KLH	See Addendum #1 sent on 2025-03-24
8	RFI#1-Gull River Housing	2025-03-19	2025-04-09	Kian Kiaei, B.Sc <rkestimating@r	1. Could you please confirm if the project requires a bid bond ?	KLH	See Addendum #1 sent on 2025-03-24
					2. We noticed that the RFP is not included in the project documents, and as a result, we do not have access to documents such as the pricing form, pricing requirements, or contractor qualifications and instruction to bidders. Could you kindly provide the RFP at your earliest convenience	KLH	No RFP will be issued
					3. Could you confirm if the project includes any cash allowances or contingencies?	KLH	See Addendum #1 sent on 2025-03-24
					4. Who is responsible for the connection fees for Hydro, Water, and Gas?	KLH	See Addendum #1 sent on 2025-03-24
					5. Are there any union requirements or restrictions applicable to this project?	KLH	There are no union requirements for this roject.
					6. Could you kindly confirm the expected project start date and substantial completion date?	KLH	Project will start upon Council approving budget.
					7. Is Builder's Risk Insurance required for this project?	KLH	See Addendum #1 sent on 2025-03-24
					8. Was any contaminated soil identified during the investigation phase of the project?	KLH	This was included in the tender specification. Samples taken did not show any contaminates.
					9. Does this project require any permits? If so, who is responsible for obtaining them and covering the associated costs?	WWINC.	SPA and building permits have been aquired. MTO entrannce permit is outstanding
		2025-03-25			Could you please clarify the type of contract for this project? Is it CCDC 2, CCDC 11, CCDC 5B, or another form? Additionally, could you provide the supplementary conditions for the contract?	KLH	CCDC 2
					Also, please provide a PDF version of the pricing form and subcontractor list , as the Word document provided may be altered when filled in.	KLH	See Addendum #2 sent on 2025-03-27
9	Gull River Housing RFI - Civil Scope	2025-03-19	2025-04-09	Kris Graves <kris@hawkriver .ca>	1. Please provide more information on the proposed pump station Xylem pump. Is there an Engineering specification? Voltage requirements?	steve.c@mvwco nstruction.co m	See attachment Lift station.pdf sent on 2025-03-30
					2. Please confirm location of where the existing fire hydrant is to be relocated.	steve.c@mvwco nstruction.co m	Existing hydrant to be removed, new Tee to be installed, service to extend into building from West leg of TEE, new hydrant and gate valve to be installed on North leg of TEE. See attached
					3. Please confirm 84,000L fire protection water storage tank requirements. Typically, the dry hydrant and vent stack run vertically (which would put them in the middle of the parking lot). As per detail "3/SS1", it appears that the dry hydrant location will run horizontally out of the tank until in the boulevard and then vertically. Is there a preferred location for the vent stack that will be located outside of the parking lot limits?	steve.c@mvwco nstruction.co m	See attachment P20045_SK1 sent on 2025-03-30
					4. Please provide a copy of the tender form.	KLH	See Addendum #1 sent on 2025-03-24

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10	Gull River RFI - FINISH CARP.	2025-03-24		turner@cirruscontracting.com	<p>Appreciate you taking my call, As discussed, we're currently pricing finish carpentry for the Gull River Housing project.</p> <p>Just looking for clarification on the door/jam/casing detail as it does not appear to be a standard version of a hollow metal frame.</p> <p>I'm seeing many differences between the DE1, D1, DM1, DC2 and DGE1 doors. (Drywall reveal, casing, etc..)</p> <p>If you could assist by providing some clarity pertaining to Frames: (jam, casing, stop, hinges etc.) as well as HARDWARE.</p> <p>For levers in these settings we typically allow for the "Richlieu Bridwell" series door lever locksets.</p> <p>It appears these would work for the DM2 doors but the DE1 and D1/D2 appear to have a more concealed lever.</p>	WWINC.	Standardized Frames will be accepted
11	KLHHC - Gull River Housing Tender - Electrical Questions	2025-03-25		Mike Zekveld <mike.z@mvwco	Can main electrical room be relocated to ground level or have an external small building control to the six buildings?	"Northstar Engineers &	see Northstar #ADD-04322-01 (R1) sent on 2025-03-30
					There are a large amount of 4" diameter raceways outside of all six buildings underground. Will there be sufficient space to install co-incident with storm sewer, water, sanitary infrastructure pipes as well?	"Northstar Engineers & Designers" <Northstar_En	see Northstar #ADD-04322-01 (R1) sent on 2025-03-30
					Specification calls for all suites to be in EMT conduit with #12 branch wire. If EMT conduit runs across wood framing, to notch wood stud and cover with metal plate. Some places BX wire can be used with max run 20'. This method is very labour intense. What is the reason using EMT for residential use? Can BX be used instead for suite branch wiring or NMD 7 to lower cost?	"Northstar Engineers & Designers" <Northstar_Engineers_Designers@nset.ca>	see Northstar #ADD-04322-01 (R1) sent on 2025-03-30
					Do not see any emergency lighting. Is this correct? Exit signs?	"Northstar Engineers &	see Northstar #ADD-04322-01 (R1) sent on 2025-03-31
					Do not see any fire alarm system other than 120 volt interconnected smoke detectors in each suite. Correct?	"Northstar Engineers &	see Northstar #ADD-04322-01 (R1) sent on 2025-03-32
					Site plan shows security cameras on some light poles but no conduit raceway for cameras. Is there a security system for each building?	"Northstar Engineers &	see Northstar #ADD-04322-01 (R1) sent on 2025-03-33
					Pressure treated plywood required for underground trench only where trench crosses vehicle path. How many and length of trench have that?	"Northstar Engineers &	see Northstar #ADD-04322-01 (R1) sent on 2025-03-34
					How come some suites have electric door buzzer and some have electric doorbell?	"Northstar Engineers &	see Northstar #ADD-04322-01 (R1) sent on 2025-03-35
					Does the cash allowance for hydro one include costs associated with temporary power to site?	"Northstar Engineers &	see Northstar #ADD-04322-01 (R1) sent on 2025-03-36
					Drawing E5 E3,7 installing security cameras before construction starts. Who carry's the cost or allowance?	"Northstar Engineers &	see Northstar #ADD-04322-01 (R1) sent on 2025-03-37
12	KLHHC- Gull River- Minden- Questions and Clarifications	2025-03-24		derick gay <derick@gaycustomestates.com>	Flooring Supplier- The architect has specified the same vinyl plank as previously used, can you please confirm if we use the Aerial Squamish LVP used in recent buildings?	WWINC.	All LVP- Squamish 6" x 48"-12 mil
					Mechanical Contractors- With the on-going threat of Tariff's coming from the US, can our mechanical contractors put forth alternate equipment that meets all requirements as specified?	WWINC.	All Substitutions will be reviewed as part of the Tender Process
					Exterior Finishes- Fraser wood siding as specified has been absorbed by Cape Cod Siding, please confirm Cape Cod siding or Maibec are an acceptable alternate.	WWINC.	See Addendum #2 sent on 2025-03-27
					Windows/Doors- in the tender documents and specifications, it is noted that the windows are to be fiberglass/aluminum clad, please confirm that the windows as a whole can be Fiberglass or Aluminum clad.	WWINC.	All Substitutions will be reviewed as part of the Tender Process
					Structural- Structural drawings on grid line 1 show concrete wall continuing from basement level to underside of second floor at walk out foundation location. Can this wall be wood structure as per typical walk out wall assembly?	WWINC.	This would generally be accepted

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					Interior Suite Door Frames- all interior door frames are shown as metal frames. If this is the case, is there a specific architectural metal frame required, or should these interior frames be a typical wood frame?	WWINC.	Metal Frames are desired on interior doors
					Site Security Requirements- it is noted in the General Requirements that "Site Security" must be provided and paid for, can you please confirm that site security is indeed required on this project & if so, would monitored cameras be sufficient or is on site personnel the only acceptable option?	"Northstar Engineers & Designers" <Northstar_Engineers_Designers@northstar.ca>	see Northstar #ADD-04322-01 (R1) sent on 2025-03-37
					Electrical- This is a wood structure, therefore can NMD 90(Nomex) be used for interior unit wiring (drawings call for conduit) #14 for 15a, #12 for 20a etc	"Northstar Engineers & Designers" <Northstar_Engineers_Designers@northstar.ca>	For safety, performance, longevity and given the use of the building, we require BX. No NMD 90
					Electrical- Can we use push in breakers for unit panels (100a 1ph)?	"Northstar Engineers & Designers"	Yes
					Framing- Drawing A 501 shows in 3 separate locations the exterior wall being framed to the underside of the top chord of the trusses, typically these walls would be framed to the underside of the bottom chord of the trusses. Framing to the underside of the bottom chord would be considerably faster and would not need connections for the trusses to the exterior wall.	WWINC.	Framing to underside of bottom cord is acceptable
					Framing- Drawing S 101 has a note indicating that typical exterior wall construction is with LSL studs. If this is the case and exterior walls and plates are framed with LSL there will be no shrinkage of the exterior walls, but there will be shrinkage on the interior bearing walls which are shown as regular 2x6 SPF studs and plates.	WWINC.	Differential shrinkage becomes a consideration over 3 storeys
					Sprinkler- Please confirm there is no requirement for interior fire suppression system.	WWINC.	not required
13	RFI#3-Gull River Housing	2025-03-26		Kian Kiaei, B.Sc <rkestimating@renokrew.com>	could you please consider providing a two-week extension for the closing date?	KLH	See Addendum #4 sent on 2025-04-07
14	RFI#4-Gull River Housing	2025-03-26		Hessam Jahani, BSCE, GSI <estimating@renokrew.com>	We are unable to locate Document 00820 – Statutory Declaration of Bidders. Could you please provide this document?	KLH	See Addendum #4 sent on 2025-04-07
					Is the Bid Bond required to be submitted with the tender? Addendum #1 states that only the Agreement to Bond is required and does not mention the Bid Bond. If the Bid Bond is required, please confirm the bid bond amount.	KLH	See Addendum #4 sent on 2025-04-07
					Addendum #1 states: "This addendum must be acknowledged by emailing the 'Acknowledgement of Receipt of Addendum.'" Could you please clarify whether acknowledgment should be done by completing the tender form or by sending separate emails?	KLH	Please send an e-mail as your acknowledgement.
					Please confirm that the bond should be issued to the City of Kawartha Lakes.	KLH	Bond should be issued to KLHHC - Kawartha Lakes Haliburton Housing Corporation
15	RFI#5-Gull River Housing	2025-03-26		Hessam Jahani, BSCE, GSI <estimating@renokrew.com>	The specified product is discontinued (please see below snapshot from their website). Can we use Rabbeted Bevel MAIBEC EM+® INSTALLATION SYSTEM by Maibec?	WWINC.	See Addendum #2 sent on 2025-03-27
16	RFI#6-Gull River Housing	2025-03-28		Kian Kiaei, B.Sc <rkestimating@renokrew.com>	Since many of the current elevations are obscured by other details on the grading plan, could you please issue a clear drawing that includes both the current and proposed elevations?	WWINC.	No new drawings will be issued
17	RFI#7-Gull River Housing	2025-03-28		Hessam Jahani, BSCE, GSI <estimating@renokrew.com>	We would like to request Bellara by Vicwest for metal cladding scope. Please see below link. https://www.vicwest.com/ca/en/products/all-vicwest-product/hidden-fastener-wall-cladding/bellara-plank/	WWINC.	All Substitutions will be reviewed as part of the Tender Process
18	Gull River Housing Questions	2025-04-02		Chris Touesnard <chris_t@greystoneconstruction.com>	Electrical distribution panel is specified as AC Dandy, noted as "recommended". Can Siemens be used as an acceptable alternate?	"Northstar Engineers & Designers"	Yes but must be outdoor rated
					There is confusion regarding the Distribution Panel / SLD from the drawings between the IFP and IFT sets. Is the Distribution Panel to be outdoor rated?	"Northstar Engineers & Designers"	IFT is the design, ignore IFP. Outdoor panel

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					In the specs it says all ductwork is low pressure system but then says to tape and duct seal all joints. For low pressure systems, a typical detail is either tape OR duct seal joints. Can you confirm both are required?	"Northstar Engineers & Designers"	Tape acceptable
					Are appliances supplied and installed by Owner or is supply and install of appliances to be included in our price?	KLH	Appliances are supplied by Owner (KLH)
					Fiberglass Windows Approved Suppliers: Section 08 52 00 – Part 2.1, we would like to request Duxton windows as an approved alternative to the Inline Fibreglass Ltd windows currently listed. You can find more details about Duxton windows here: Duxton Windows. Please confirm.	WWINC.	All Substitutions will be reviewed as part of the Tender Process
					Millwork Questions:		
					The sink for the Typ. lower Kitchen & 2nd Floor Kitchen shows a cabinet with interior drawers. This is not feasible/possible, there is a conflict with the drawers and sink in the same location; please revise to match the Ground floor sink cabinet shown in the right-hand image below.	WWINC.	Match Ground floor under sink configuration
					KH-1 is not defined – is this intended to be an internal hood fan? Please confirm. Upper cabinet at this location may be required to be reduced dependent on hood fan specs and OBC requirements. Refer to question mark on image below.	WWINC.	KH1 Defined in Mechanical set.. Cabnits above stove can be reduced to provide proper clearance.
					The Second Floor Closet area has the electrical box shown in the closet. Please confirm conformance with building and electrical codes. Refer to below image.	WWINC.	Electrical panel can face living room
					The water heaters are specified as Bradford White E32-80R-3 Electric tanks. The legend says they are to be 208/1ph but these are 3ph units as specified. Please clarify.	"Northstar Engineers & Designers" <Northstar_Engineers_Designers@nset.ca>, "David Long"	HWT is to be single Phase. The model number is correct but missing the conversion kit to single phase. For a single-phase configuration, the E32-80R-3 can be converted using appropriate field conversion kits. These kits allow the heater to operate at different kilowatt inputs and voltages. For example, the heater can be configured for single-phase operation at 240V with inputs of 6 kW, 9 kW, 12 kW, 13.5 kW, 15 kW, or 18 kW, depending on the selected kit.
					There is a 50A stove plug shown in the basement units (middle of bedroom) on the one set of drawings but not the others. Please confirm / clarify if this is simply a drawing typo / error.	"Northstar Engineers & Designers" <Northstar_Engineers_Designers@nset.ca>	The stove plug in the view 1, E-12 is a graphical error. Please ignore.
19	RFI#8-Gull River Housing	2025-03-31		Hessam Jahani, BSCE, GSI <estimating@renokrew.com>	We have received Addendum #2. However, the bid bond requirement remains unclear. Our initial inquiry asked whether a bid bond is required, and we were referred to Addendum #1. In Addendum #1, Section 1.1 of the Bonding requirements states that an agreement to bond is required. However, Item 4 instructs bidders to include the cost of a bid bond in their tender price. Could you please clarify whether a bid bond is mandatory?	KLH	See Addendum #4 sent on 2025-04-07
20	RFI#9-Gull River Housing	2025-04-01		Kian Kiaei, B.Sc <rkestimating@renokrew.com>	UNIVERSAL WC: Who is responsible for the supply and installation of the adult change table, as the specifications do not mention it?	WWINC.	Bidder
					Could you please confirm the location of the sump pit?	steve.c@mvwconstruction.com	There are no sump pits in this project as the site will be gravity drained via a bioretention basin and spreader swale. Drawing 3-S004 on structural drawings to be removed.
					Who is responsible for parking lot painting?	WWINC.	Bidder
					Please provide the details and specifications for the garbage enclosure.	WWINC.	No further information will be provided
					Elevation A does not show a window on the page A301 Addendum #1, but other details indicate a TT0B window. Please clarify.	WWINC.	A window is required on this elevation
21	Fwd: RE Gull River Affordable Housing project	2025-04-02		Kyle Northover <kyle@tkbuildinggroup.com>	These plans are drawn to reflect panelized building, and also from 2023, it would be best to have structural plans that reflect the framing as conventional on site to ensure we have the most accurate details.	Mary Alexander <maryalexander@mosesstructures.com>	This note is to be removed, the building is no longer a pre-fabricated system
					There is a note on page S101 " 44x140 LSL Wall studs @400 OC TYP @ EXT", which indicates that all exterior studs are to be LSL, however there are some built up posts that do not specify LSL studs. If all studs are to be LSL, is the plate and blocking to be LSL as well, or will it still be spruce?	Mary Alexander <maryalexander@mosesstructures.com>	The built up studs should be LSL, the wall plates should be LSL. Blocking is not required to be LSL

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					The party walls show being sheathed in 1/2" plywood for a shear wall, again not sure if this is something to do with the plans being panelized, or why this be considered a shear wall.	Mary Alexander<maalexander@mo	Party walls are shear walls, regardless of being panelized or site framed
					Page A811 section detail 2 shows a 12" mechanical space, with what appears to be a drop ceiling tie wire but the finished ceiling is 1/2" drywall. How is the mechanical space to be built?	Mary Alexander<maalexander@mo	There is no panelized system. Use conventional faming methods and provide LSL materials where specified
					As well, the structural plans are a little unclear as far as the components, the foundation/basement plan shows the wall information, but no joist or lintels, but the ground floor shows what appears to be the joist and lintels for the basement, and the walls for the main floor. the same is reflected on the "second floor" (joist for the second floor, lintels for the main floor)	Mary Alexander<maalexander@mosesstructures.com>	Structural drawings are drawn as "looking down", for example, the first floor will show the first floor walls and the first floor joists and beams, not the second floor / first floor ceiling framing.
22	RE: KLHHC- Gull River- Minden- Questions and Clarifications	2025-04-02		derick gay <derick@gaycustomestates.com>	Electrical- Who is to carry the permanent security and cameras for the buildings themselves?	KLH	Permanent security and cameras to be provided by owner (KLH)
					Electrical- Addendum #2 notes for the electrical wiring in the units they want to use BX, not conduit. As this a wood structure with the exception of the bulk heads, Nomex can be used as per ESA code.	"Northstar Engineers & Designers"	No Nomex.
					Electrical- We did not see all questions answered from previous question & clarification submission. (panels 1ph push in breakers). Please clarify.	"Northstar Engineers & Designers"	100a 1ph push in breakers is acceptable
					Architectural- in the bathroom locations where the floor is to be dropped for accessibility for the showers, is there to be a floor leveler/gypcrete for build up of the rest of the bathroom flooring?	WWINC.	Floor will be surrounding the shower will be built up to suit, floor leveler / gypcrete will be reviewed as part of tender process.
23	Gull River Housing Tender - Additional Questions / Clarifications	2025-04-03		Mike Zekveld <mike.z@mvwconstruction.com>	Please Confirm that the Structural Metal Framing of the Canopies is included in this Allowance.	WWINC.	The allowance is for the cladding finish not the structure that supports it
					If it is not, please confirm if the structural metal framing for the Canopies needs to be galvanized, or not. These steel components are completely clad and not exposed to the elements.	WWINC.	Price galvanized as specified by the structural engineer
					Please Confirm that "CM" was a reference to the "Construction Manager" and intended to mean the "Bidder"	WWINC.	CM=Bidder
					Please Confirm that the Answer Provided means that it is Not a requirement of the Tender to provide a Site Security Guard, and that Site Security Requirements for the Project are at the Bidders Discretion.	WWINC.	Site security is the bidders discretion
					Please confirm that The Complete Siding Material Package including all necessary trims and accessories is covered by the Krietmaker Rialux Siding Quotes Provided in Addendum #2, and that we are to carry these Costs, as the Material Cost Portion of the Complete Siding Package for the Project.	WWINC.	Not confirmed Follow up with supplier mtino@kreitmaker.com
24	Question about electric heaters	2025-04-04		ed@sharpelectric.ca <ed@sharpelectric.ca>	Who is supplying electric resistance heaters? Drawing M8 in one of the notes on the left it says Div. 26 and in the Electric Heat Schedule it says Div.23.	"Northstar Engineers & Designers"	See reference note on Electrical drawing E-4
25	Gull River Housing, Minden	2025-04-03		Pino mascioli <pino@perfectlybuilt.ca>	Can we please have a detailed site plan including all finish elevations of structures, landscape items, parking lots and site services?	steve.c@mvwconstruction.com	Refer to the current civil drawings for information.
26	RFI#10-Gull River Housing	2025-04-03		Hessam Jahani, BSCE, GSI <estimating@re	what is included in the electrical connection in the cash allowance.	"Northstar Engineers & Designers"	See Addendum #5 sent on 2025-04-14
					What is specification of the handrail and guard rail (material)	WWINC.	Oak
					Please provide the statutory Declaration form	KLH	This is not required, as per Addendum #4 sent on 2025-04-07
27	Minden Lift Station	2025-04-07		Glen Sharp <glen@thomasoncontracting.ca>	Is there a chance that the Lift Station could be covered as an allowance similar to the ones that already exist?	KLH	An allowance is not being considered for this part of the project.

GULL RIVER HOUSING RFI LOG

Project : 2010 - Gull River Housing
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RFI #	Description	Issue Date	Due Date	From	Questions	Consultant Clarification	Answer
28	KLHHC - Gull River - Civil - Water Service Pipe Questions (Just received now)	2025-04-07		Mike Zekveld <mike.z@mvwco	The 63mm water service is an uncommon size. Municipex is up to 2" and Blue brute starts at 4". Could you specify the type of pipe for that service?	steve.c@mvwco onstruction.co	See Addendum #6 sent on 2025-04-15
					Are there details for the check valve on the force main? Assume the structure is a 1200mm manhole?	steve.c@mvwco onstruction.co m	See Addendum #6 sent on 2025-04-15
29	Gull River- questions and clarifications	2025-04-08		derick gay <derick@gaycust omestates.com>	The specifications state that a luauan underlay is "not acceptable", however I will provide an alternate cost with it as it is substantially cheaper than what they say they require in the specifications. Maybe a discussion with ownership on this item can be had?	WWINC.	All Substitutions will be reviewed as part of the Tender Process
					Also, document 00820 the Stat Dec for bidders, was not issued with the tender docs. Will you be issuing this in an addendum?	KLH	This is not required, as per Addendum #4 sent on 2025-04-07
30	RFI Gull River Housing	2025-04-08		Kevin Perreault <kevin@rosedale construction.ca>	Are there details provided for Sidewalks as well as Locations, and if so what page.	steve.c@mvwco onstruction.co m	To be read in conjunction Architectural site plan for location and width as well as Civil Detail 3 on GP1 for thickenings at trench drain locations. See Addendum #6 sent on 2025-04-15
					Also, is there any concrete curbing around perimeter of Asphalt Paving, if so, are there any details for curbing.	steve.c@mvwco onstruction.co m	There is no concrete curbing around the perimeter of the asphalt paving.
31	Gull River Development	2025-04-09		brad casselton <bradproelectric @gmail.com>	We are currently working on this project and our manufactures had asked if we can receive a letter that states Siemens is an approved manufacturer for this project	"Northstar Engineers & Designers" <Northstar_En	See Addendum #5 sent on 2025-04-14
32	Gull River Housing - Vinyl Plank alternates	2025-04-09		Mattia DiPietro <mdipietro@cen tura.ca>	Further to our discussion, American Biltrite Leaf LVT Urban Oak Natural Beige 6 x 48 is no longer available. The proposed alternate for housing projects is the Dura Vista Contract. The proposed alternate is a 6"x48" durable 100% solid vinyl, commercial grade plank flooring with natural woodgrain and stone embossing, with bevelled edges.	WWINC.	All Substitutions will be reviewed as part of the Tender Process
33	Gull River Questions	2025-04-10		Chris Touesnard <chris_t@greyst oneconstruction. ca>	We saw Dricon FRT specified in the documents, but didn't find any notes or callouts pertaining to FRT on the plans themselves. Could you please confirm whether fire-retardant treatment is required for this package?	WWINC.	See Addendum #7 sent on 2025-04-15
					With respect to the VRF designation on FC-1, FC-2, and FC-3 and match up to HP-1 and HP-2 (as per my prior emailed question), is the VRF designation a mistake in the schedule?	"Northstar Engineers & Designers"	No VRF. For cost savings purposes individual suites to have their own HVAC. See Addendum #5 issued on 2025-04-14 for desired part numbers.
34	KLHHC - Gull River - Buildings 4-6 - Foundation Bearing Conditions	2025-04-10		Mike Zekveld <mike.z@mvwco nstruction.com>	"A Concern I have is in buildings 4-6 towards the North end of the site. According to the logs in Boreholes 1 & 2, competent soil is only reached at 4.6m below grade. Basically, this is the bottom of footing at the walkout. As the footings step up to the east, I think it could be into the loose or very loose sand that doesn't meet the required bearing capacity for native soil." Please have the Structural Engineer provide some direction on what should be	Mary Alexander<ma lexander@mo sesstructures. com>	Response in progress
35	Gull River Housing Addendum 4 - Bid Submission Extension	2025-04-10		Kyle Northover <kyle@tkbuilding group.com>	What is the acceptance period post bid? Aka how much time after being made aware of the results must the successful bidder execute the contract if they indeed are going to complete the project? If I was to submit my tender and then decided not to proceed with the work — aka due to tariffs, schedule, , unknowns etc (since there is really no hard set date to start) — do I have the option to do so?	KLH	The tender results will go to Council for approval. this may take about 30 days. The tender submission is to be valid for 90 days from the date of receipt. By submitting a tender that includes a bid bond, it is expected that the bidder would proceed with the project.
36	KLHHC - Gull River- Minden- Questions and Clarifications	2025-04-11		derick gay <derick@gaycust omestates.com>	For the basement slabs, the drawings show a 10m bar at 400mm OC. Can you please confirm if a 6 gauge WWM would be acceptable in lieu of the rebar.	Mary Alexander<ma lexander@mo sesstructures. com>	WWM for basement slabs is not recommended as there has been issues with it in the past, where the mesh isn't properly chaired and the mesh ends up sinking to the bottom, which defeats the whole purpose of it (it is for crack control)
37	RFI#11-Gull River Housing	2025-04-14		Kian Kiaei, B.Sc <rkestimating@r enokrew.com>	According to the quotes attached to Addendum #2, will the cladding be supplied by the owner? If not, should the General Contractor (GC) consider the cost as per the attached quote (including quantity and price), or should the pricing be based on our own take-off and a new quote from the supplier? A similar situation applies to the Civil estimate provided in the tender documents.	WWINC.	The pricing is supplied for reference only. It is the bidders responsibility to verify the quote with the supplier. The cladding is not supplied by the owner.
					Regarding the pricing form provided by the owner, could you please clarify whether a project schedule is required at the tender stage or not?	KLH	See Addendum #7 sent on 2025-04-15

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RFI #	Description	Issue Date	Due Date	From	Questions	Consultant Clarification	Answer
38	KLHHC - Gull River Housing - Clarification of Hydro Connection Allowance	2025-04-14		Mike Zekveld<mike.z@mvwconstruction.com>	<p>Please Clarify the "Electrical Connection" Cash Allowance of \$60,000 (addendum #2) vs. the "Hydro Connection" of \$100,000 that is to be allowed for "in the Budget" (Addendum #5)</p> <p>Is the \$100,000 "Hydro Connection" to be carried in the Base Bid, in addition to the Specified Cash Allowance of \$60,000 for "Electrical Connection" currently noted on the Revised Tender Form?</p> <p>OR, is the \$100,000 "Hydro Connection" intended to "replace" the \$60,000 "Electrical Connection" Cash Allowance and be carried as the Cash Allowance Amount?</p>	KLH	\$100,000 Hydro Connection is to replace the \$60,000 Electrical Connection
39	RFI#12-Gull River Housing	2025-04-14		Kian Kiaei, B.Sc <rkestimating@renokrew.com>	<p>Could you please confirm which items are included under the cash allowance listed below? Does it include the supply and installation of all materials and work related to the rear entrance canopy of the building, identified as MLT-1?</p>	WWINC.	Allowance covers the metal cladding for the riverside canopies ONLY. You need to price in the galvanized structure shown on the Structural Eng drawings.
	Sanitary Check Valve Specification adjacent to Lift Station	2025-04-14		Chris Touesnard <chris_t@greystoneconstruction.ca>	<p>Is there a specification for the check valve in the sanitary line adjacent (downstream) from the lift station?</p> <p>Should this be housed in a concrete structure with a shut off valve? (there is none shown on the drawing (SS1))</p>	steve.c@mvwconstruction.com	See Addendum #6 sent on 2025-04-15