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Addendum

**Gull River Affordable Housing
Electrical**

#ADD-04322-01 (R1)

Attention:

Byron White
WW Inc.
235 Carlaw Ave #400, Toronto, ON M4M 2S1
(416) 703-9271 x 213
byron@wwinc.ca

Date Issued:

Fri, Mar 28, 2025

Distribution (cc) List:

Don Quibell (KLHC) , Byron White (WW Inc.) , J. David Long, P.Eng.
(Northstar), Christian Morales (Northstar)

Project Name:

Gull River Affordable Housing

Project Address:

Minden, ON

Subject:

Electrical

Project Description:

Gull River Affordable Housing
Minden, ON , Approx. 29,700 S.F. [2,759 Sq.m]
Group C - (*Residential*) -
New Construction - Site Constructed
(2) Floor(s) Above Grade, (1) Floor(s) Below Grade

Reason for Change / Cost Impact:

Dear Byron :

Please find our Addendum (ADD) issued for this project.

ELECTRICAL

ITEM # (ITEM Ref. # Only - Not Northstar Dwg.Sheet #)

E-01	CABLING - POWER - PROJECT:	<p>ADDENDUM - CONTRACTOR QUESTION: - Please find the contractor question and our response as follows:</p> <p>Q/. Can main electrical room be relocated to ground level or have an external small building control to the six buildings?</p> <p>NORTHSTAR RESPONSE:</p> <p>This has been discussed and the main distribution must be outside the buildings. There is not sufficient space for the cabling and conduits for it to be inside.</p>
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E-02	RACEWAY(S) - PROJECT:	<p>ADDENDUM - CONTRACTOR QUESTION: - Please find the contractor question and our response as follows:</p> <p>Q/. There are a large amount of 4" diameter raceways outside of all six buildings underground. Will there be sufficient space to install co-inciting with storm sewer, water, sanitary infrastructure pipes as well?</p> <p>NORTHSTAR RESPONSE:</p> <p>The electrical ductbank is shown on the layout diagrammatically. It will need to be as per OESC and local Utility design standards. It will be up to the General Contractor and the Electrical contractor to coordinate the services on the site.</p>
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- E-03** CONDUIT ROUTING - PROJECT: ADDENDUM - CONTRACTOR QUESTION: - Please find the contractor question and our response as follows:

Q/. 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 RESPONSE:

We can accept BX except in outdoor wet environments.
- E-04** EMERGENCY LIGHTING - PROJECT: ADDENDUM - CONTRACTOR QUESTION: - Please find the contractor question and our response as follows:

Q/. Do not see any emergency lighting. Is this correct? Exit signs?

NORTHSTAR RESPONSE:

This is a residential apartment. Only need for emergency lights is in the common hallways and exits as well as service rooms.
- E-05** FIRE ALARM (SYSTEM) - PROJECT: ADDENDUM - CONTRACTOR QUESTION: - Please find the contractor question and our response as follows:

Q/. Do not see any fire alarm system other than 120 volt interconnected smoke detectors in each suite. Correct?

NORTHSTAR RESPONSE:

Correct. F/A provisions are based on the Archotects OBC Matrix.
- E-06** SECURITY (SYSTEM) - PROJECT: ADDENDUM - CONTRACTOR QUESTION: - Please find the contractor question and our response as follows:

Q/. Site plan shows security cameras on some light poles but no conduit raceway for cameras. Is there a security system for each building?

NORTHSTAR RESPONSE:

WIFI devices suggested. The client will take ont a contract with their security contractor. Please remove it from the scope of the project.



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E-07 UNDERGROUND TRENCH - PROJECT:	<p>ADDENDUM - CONTRACTOR QUESTION: - Please find the contractor question and our response as follows:</p> <p>Q/. Pressure treated plywood required for underground trench only where trench crosses vehicle path. How many and length of trench have that?</p> <p>NORTHSTAR RESPONSE:</p> <p>Not sure what this is referring to. Please clarify.</p>
E-08 DOOR(S) - PROJECT:	<p>ADDENDUM - CONTRACTOR QUESTION: - Please find the contractor question and our response as follows:</p> <p>Q/. How come some suites have electric door buzzer and some have electric doorbell?</p> <p>NORTHSTAR RESPONSE:</p> <p>Tenant preference. Not really. All should be the same. Door bell fine.</p>
E-09 PROJECT:	<p>ADDENDUM - CONTRACTOR QUESTION: - Please find the contractor question and our response as follows:</p> <p>Q/. Does the cash allowance for hydro one include costs associated with temporary power to site?</p> <p>NORTHSTAR RESPONSE:</p> <p>No. Temporary power is the responsibility of the contractor. Please include it in your price. This is to include all liaison and procurement of the temp. Power.</p>
E-10 SECURITY (SYSTEM) - PROJECT:	<p>ADDENDUM - CONTRACTOR QUESTION: - Please find the contractor question and our response as follows:</p> <p>Q/. Drawing E5 E3,7 installing security cameras before construction starts. Who carry's the cost or allowance?</p> <p>NORTHSTAR RESPONSE:</p> <p>The client has removed the security cameras from the contract. Please ignore.</p>

Please contact myself for any clarifications required.

Sincerely,

Engineer's Seal



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J. David Long, P.Eng.

President

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ON WSIB #1626767

Encl. none



Mar 28, 2025

**End of - Addendum
#ADD-04322-01 (R1)**

Northstar Form 2.47