

RFI LOG

Project : 2010 - Gull River Housing
 Updated: 2025-03-30

| RFI # | Description | Q u a l | 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@mvmwconstruction.com> | <p><u>Fire Water Storage Tank - Questions / Clarifications:</u></p> <p>Please provide details for the dry hydrant, as well as the connection to the tank.</p> <p>The typical only shows the hydrant and venting directly on top of the tank.</p> <p>I think we need a connection detail for both the vent and the hydrant.</p> <p>I also think we need to see what traffic load this is to be engineered to.</p> <p><u>Lift Station - Questions / Clarifications:</u></p> <p>I think there are details missing necessary to price this.</p> <p>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).</p> | <p>steve.c@mvmwconstruction.com</p> <p>steve.c@mvmwconstruction.com</p> <p>steve.c@mvmwconstruction.com</p> <p>steve.c@mvmwconstruction.com</p> <p>steve.c@mvmwconstruction.com</p> <p>steve.c@mvmwconstruction.com</p> <p>steve.c@mvmwconstruction.com</p> <p>steve.c@mvmwconstruction.com</p> | <p>See attached detail page SK1</p> <p>See attached detail page SK1</p> <p>See attached detail page SK1</p> <p>Refer to general notes on typical tank detail, see attached detail page SK1</p> <p>See attached lift station details</p> <p>Delete 100mm Forcemain, Replace with 75mm Forcemain, See attached</p> |
| 2 | KLHHC - Gull River Housing - Clarification Request for EIFS SYSTEM Insulation | | 2025-03-19 | 2025-04-09 | Mike Zekveld <mike.z@mvmwconstruction.com> | <p><u>I have the Following RFI - EIFS SYSTEM (attached, pdf link) from an EIFS Contractor.</u></p> <p>RFI - EIFS SYSTEM - Gull River housing project - Minden, ON (RFI From the EIFS Contractor regarding Insulation for EIFS SYSTEM)</p> <p>ADEX XNC Mineral Wool EIFS system spec (reference Mineral Wool EIFS System Spec)</p> | | <p>See addendum # 2</p> <p>See addendum # 2</p> |
| 3 | KLHHC - Gull River Housing - Fire Rating Question | | 2025-03-19 | 2025-04-09 | Mike Zekveld <mike.z@mvmwconstruction.com> | <p>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.</p> <p>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.</p> <p>We don't think that these Doors would need to be rated, especially if the Partitions that they are installed in are not.</p> | WWINC. | Dm1 and Dm2 do not need to be fire rated |
| 4 | KLHHC - Gull River Housing - Flooring Questions & Clarifications | | 2025-03-19 | 2025-04-09 | Mike Zekveld <mike.z@mvmwconstruction.com> | <p><u>Question #1: Clarification for the LVT / LVP Flooring Product:</u></p> <p>Reference: Spec Section 09 65 13 page 235: VINYL TILE MATERIAL:</p> <p>Part 2 Products: 2.1 MATERIALS</p> <p>Vinyl Composition Tile Manufacturer: American Biltrite Flooring, "Leaf" Vinyl Flooring, Colour: Urban Oak, Natural Beige, 6" x 48" #AMT3DO01.</p> <p>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)</p> <p><u>Question #2: Clarification For Finish of Stair Treads:</u></p> <p>Reference: Typical Room Finish Schedules are Calling for the Specified LVT / LVP Flooring to be used on Stairs...</p> | <p>WWINC.</p> | <p>Treads - Johnsonite Rubber Raised Round-colour 28 grey -with Visual Impairment -Solid Black insert *****Cove base -4" Johnsonite-</p> |

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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.co | From the Specs: | | |
| | | | | | | Question #1: Clarification of Site Security Requirement: | | |
| | | | | | | Reference: Spec Section 01 00 00 page 35: SITE SECURITY: | WWINC. | CM 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? | | |
| | | | | | | Question #2: Clarification of Project Cash Allowances: | | |
| | | | | | | Reference: Spec Section 01 00 00 page 6: CASH ALLOWANCES: | WWINC. | See addendum 1 |
| | | | | | | Part 1: Please Confirm that we are to include these Cash Allowances in the project: | WWINC. | See addendum 1 |
| | | | | | | 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 |
| | | | | | | 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 |
| | | | | | | 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. |

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| 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@mvwconstruction.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 |
| 7 | Gull River Site Meeting | | 2025-03-19 | 2025-04-09 | Kyle Northover <kyle@tkbuildinggroup.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 |
| 8 | RFI#1-Gull River Housing | | 2025-03-19 | 2025-04-09 | Kian Kiaei, B.Sc | 1. Could you please confirm if the project requires a bid bond ? | KLH | See addendum 1 |
| | | | | | | 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 |
| | | | | | | 4. Who is responsible for the connection fees for Hydro, Water, and Gas? | KLH | See addendum 1 |
| | | | | | | 5. Are there any union requirements or restrictions applicable to this project? | KLH | There are no union requirements for this project. |
| | | | | | | 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 |
| | | | | | | 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 entrance 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 | Added to addendum 2 |
| 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@mvwconstruction.com | See attached lift station details |
| | | | | | | 2. Please confirm location of where the existing fire hydrant is to be relocated. | steve.c@mvwconstruction.com | Existing hydrant to be removed, new Tee to be installed, service to extend into building from West leg of TEE, new hydrant and gate |
| | | | | | | 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@mvwconstruction.com | See attached detail page SK1 |
| | | | | | | 4. Please provide a copy of the tender form. | | See addendum 1 |

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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. 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. 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. For levers in these settings we typically allow for the "Richlieu Bridwell" series door lever locksets. 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@mvmv> | Can main electrical room be relocated to ground level or have an external small building control to the six buildings? | "Northstar Engineers & Designers" | see Northstar #ADD-04322-01 (R1) |
| | | | | | 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" | see Northstar #ADD-04322-01 (R1) |
| | | | | | 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" | see Northstar #ADD-04322-01 (R1) |
| | | | | | Do not see any emergency lighting. Is this correct? Exit signs? | "Northstar Engineers & Designers" | see Northstar #ADD-04322-01 (R1) |
| | | | | | Do not see any fire alarm system other than 120 volt interconnected smoke detectors in each suite. Correct? | "Northstar Engineers & Designers" | see Northstar #ADD-04322-01 (R1) |
| | | | | | 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 & Designers" | see Northstar #ADD-04322-01 (R1) |
| | | | | | Pressure treated plywood required for underground trench only where trench crosses vehicle path. How many and length of trench have that? | "Northstar Engineers & Designers" | see Northstar #ADD-04322-01 (R1) |
| | | | | | How come some suites have electric door buzzer and some have electric doorbell? | "Northstar Engineers & Designers" | see Northstar #ADD-04322-01 (R1) |
| | | | | | Does the cash allowance for hydro one include costs associated with temporary power to site? | "Northstar Engineers & Designers" | see Northstar #ADD-04322-01 (R1) |
| | | | | | Drawing E5 E3,7 installing security cameras before construction starts. Who carry's the cost or allowance? | "Northstar Engineers & Designers" | see Northstar #ADD-04322-01 (R1) |
| 12 | KLHHC- Gull River- Minden- Questions and Clarifications | 2025-03-24 | | derick gay <derick@gaycustomstates.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 |
| | | | | | 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 |
| | | | | | 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 |

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| | | | | | | 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.D | see Northstar #ADD-04322-01 (R1) |
| | | | | | | Electrical- This is a wood structure, therefore can NMD 90(Romex) be used for interior unit wiring (drawings call for conduit) #14 for 15a, #12 for 20a etc | "Northstar Engineers & Designers" <Northstar | see Northstar #ADD-04322-01 (R1) |
| | | | | | | Electrical- Can we use push in breakers for unit panels (100a 1ph)? | "Northstar Engineers & | see Northstar #ADD-04322-01 (R1) |
| | | | | | | 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 |