



**THE REGIONAL MUNICIPALITY OF YORK**

**ADDENDUM # 10**

**BID # RFTC-709-23-22021**

---

**DATE: Monday, November 18, 2024**

**FOR: Construction of the Warehouse Upgrades at 145 Harry Walker Pkwy**

**CLOSING DATE: Monday, November 25, 2024 1:00 PM**

---

Bidders are requested to incorporate the changes/clarifications noted below to the above noted Bid Documents in your possession and be governed accordingly.

**1. REVISION TO DIVISION 01 23 00**

Refer to the highlighted text in the attachment "Revision to division 01 23 00, 11/15/2025" for the updates listed below:

1. Part 1.1(.1) of this division has been updated.
2. Part 1.1(.3) of this division has been reworded.
3. Part 1.2(.1)(.1) of this division has been updated.
4. Part 1.2(.1)(.3) of this division has been updated.
5. Part 1.2(.5) of this division has been updated.

**2. REVISIONS AND ADDITION TO ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS**

**A. Architectural Drawings**

1. Drawing #1/A004: Revised room finishes
2. Drawing #3/A004: Revised proposed finish plan, revising extents of required wall protection panels.
3. Drawing #1, 5 & 6/A312: Revised drawing hatch style for WP1 shown on elevations.

**B. Mechanical Drawings**

1. Drawing M203 revision 11, Issued for Addendum M03, dated 2024-11-07 – Compressed Air Piping Layout – Attached
  1. Additional compressed air piping layout added for CS-FMO workshop.
  2. Additional keynotes added for the CS-FMO workshop additional piping and hose reel.
  3. See attached cutsheet for hose reel specification or equivalent product review. Acceptable manufacturers include: Coxreels and Milton Industries Inc.

**C. Electrical Drawings, addendum E02**

1. Revision to specification (Refer to the attached specification for details)
  1. Added specification section 26 27 13.00 – Electricity Metering to specifications package.
  2. Revision to specification section 26 0923.00 – Lighting Control Devices. All new lighting controls shown in drawings shall be by the manufacturer Reliable Controls
2. Changes to Drawings (Refer to the attached drawing for details)
  - .1 Drawing – E-002 – EV CHARGER SITE PLAN
    - i) Revised circuiting for all EV chargers.
  - .2 Drawing- E-200- PUBLIC WORKS DEMOLITION LIGHTING PLAN – MAIN FLOOR
    - i) Note 6 revision.
  - .3 Drawing- E-201- PUBLIC WORKS NEW LIGHTING PLAN – MAIN FLOOR
    - i) Lighting controls have been added to main floor below mezzanine level in public works area.
  - .4 Drawing- E-202- LIGHTING LAYOUT – PUBLIC WORKS LEVEL 2
    - i) Lighting controls have been added to the mezzanine level in the public works area.
  - .5 Drawing- E-203- NEW LIGHTING LAYOUT – CORPORATE SERVICE
    - i) General note 1 revision.
  - .6 Drawing- E-204 – LIGHTING LAYOUT – MEZZANINE LEVEL
    - i) Lighting controls has been added to both level 1 and level 2 of the mezzanine level.
    - ii) General Note 1 revision.
  - .7 Drawing- E-302 – ELECTRICAL DETAILS 2
    - i) Revision to detail 2. Add another conduit, two conduits total to each EV Charger, one for power one for data.
  - .8 Drawing- E-306 – LIGHTING SCHEDULES
    - i) Added note 7 to lighting fixture schedule.
  - .9 Drawing- E-307 – ELECTRICAL PANEL SCHEDULES

- i) Revision to circuits 80,82,84 in panel RP-WS.
- .10 Drawing- E-308- ELECTRICAL PANEL SCHEDULES 2
  - i) Added EV charger circuits to panel DP-EV1 and DP-EV2.
- .11 Drawing- E-501- NEW SINGLE LINE DIAGRAM
  - i) Information has been revised for transformer feeders TX-WS, TX-M, and TX-WD to 3W.

### **3. BIDDERS QUESTIONS AND REGION'S RESPONSES**

#### **Question 1:**

Please provide metering spec as the documents ask us to reference the spec but it is not provided.

#### **Answer 1:**

Refer to item 2.C.1.1 of this addendum

#### **Question 2:**

Can you please clarify the note 3 on drawing A203, it mentioned new mechanical roof service/vent penetration repair roofing and provide flashing refer to details, are they talking about 6-inch vent pipe indicated on M503? Also please confirm what kind of reparation they need?

#### **Answer 2:**

Yes, this is correct, detail 2 on M503 refers to the same general repairs that would be required for any pipe penetration.

#### **Question 3:**

Is it mandatory to use Soprastar HD GR for cap sheet flashing at curb? Do they accept sopralene flam 250 GR torch cap sheet flashing?

#### **Answer 3:**

Bid prices shall be based on the basis-of-design products. All requests for product substitutions will be considered after the Contract award - the successful Bidder (the Contractor) will have to comply with the requirements of Specification Section 01 23 00.

**Question 4:**

Who is going to provide mechanical protection to existing roofing, roof equipment and roof drain etc and hoarding on site?

**Answer 4:**

It will be the General Contractor's responsibility to protect all roofing, roof equipment and drains etc. All hoarding and protection is the responsibility of the General Contractor.

**Question 5:**

Electrical suppliers' RFI:

Please provide metering spec as the documents ask us to reference the spec but it is not provided. (Refer to Section 26 27 13 for electricity metering requirements)

**Answer 5:**

Refer to item 2.C.1.1 of this addendum

**Question 6:**

Is there any possibility to extend the closing date for one week?

**Answer 6:**

The Closing Date is extended to November 25, 2024.

**Question 7:**

1) On the SLD, DP-EV1 through DP-E4 are shown as 1200A panels with a 1000A MCB. However, on the panel schedules they are shown as a 225A panel with a 300A Main Breaker (which also doesn't make sense). Please confirm what is required.

2) If we are providing dual head level 2 chargers (as per E-303), each dual charger location will require 4 circuits (2 x 1PH 208V feeds) however on E-002 each location is only being provided with 1 x 1PH 208V feed. Please confirm as this may affect the breaker requirements in panels, panel schedules, possibly feeder sizes for each panel, conduit sizes, etc.

3) The answer to question 3 in addendum 3 is unclear. Are we to include in our price the

supply and installation of the conduits (and conductors?) to the future TX-EV and DP-EV but not the actual units themselves?

4) Please confirm the requirement of a 4W feeder to the Delta-Wye transformers TX-WS, TX-M, and TX-WD. (I literally ask this question on every single Quasar project).

5) Can we cover the permits and approvals for the new dip pole in city property as a cash allowance?

6) Please confirm RP-WS on SLD. 400A panel with a 285A feeder and the panel has a 60A Main Breaker.

7) Is Transformer TX-1 going to be customer owned or provided by Utility? If provided by utility, can we cover this under a cash allowance?

8) Please confirm voltage rating for secondary of TX-WD and RP-WD, 139/240V?

**Answer 7:**

1) Use the information of the single line diagram (SLD) on E501.

2) Refer to item 2.C.2.9 and 2.C.2.1 of this addendum for revisions to the panel schedules and circuiting labels. For breaker count follow the single line diagram (SLD), which allows 22 x 50A, 2P breakers per panel.

3) Yes, include in your bid price all costs associated with the supply and installation of conduits and conductors for the future electric vehicle transformer and distribution panel. Do not include the cost of the actual unit. Refer to general sheet notes 4 of E102 revision 11, mechanical addendum M03, for EV transformer scope of work clarification.

4) This has been revised to show 3W. Refer to item 2.C.2.11 of this addendum

5) The Contractor must obtain all necessary permits and approvals to perform the Work. All costs associated with permits and approvals will be paid for under Cash Allowance 4 – CA4 of Part C – Cash Allowance, included in the Schedule of Prices.

6) The 60A breaker is not the main breaker it's the branch breaker that feeds RP-SC (panel ID). The main breaker is 400A. Refer to single line diagram and panel schedules on E501 and E308 respectively.

7) Transformer (TX-1) will be customer owned, supplied and installed by the contractor. The price must be included in the pricing for the base scope of work for electric vehicle charging infrastructure and electrical system upgrade – item 2, Part A of the pricing table. Refer to sheet keynotes 2 of E002, revision 11, electrical addendum E01.

8) That is the correct voltage for TX-WD (panel ID) and RP-WD (panel ID). Refer to single line diagram on E501, revision 11, electrical addendum E01.

**Question 8:**

1. Are Non-Fused weatherproof isolation switches required per E V.
2. Page 19 of 28 detail # 2 Drawing # 302 shows power only per E V charger! Does it require additional conduit for communication link or is it wireless? Also, down from the weatherproof pull box shows rigid conduit! Is P V C rigid acceptable.
3. Conduit sizing and wire reference not shown on drawings.
4. Confirming G C and Electrical Contractor to provide all breakers for E V portion.

**Answer 8:**

1. Non-Fused weatherproof isolation switches are not required.
2. Allow for additional communication conduits. PVC is acceptable.
3. Refer to new single line diagram on E-501 or specify which part of the drawings where the information is missing.
4. Correct, the Contractor to supply all breakers as shown in the Drawings

**Question 9:**

Can you confirm if ¼ thick dibond will be an acceptable equivalent for the 22ga steel panels (sign reference: RAS)?

22ga isn't easy to get and if we can get it – very pricey. This seems like a reasonable swap in terms of pricing.

**Answer 9:**

Provide 22ga panels as per drawings. Refer to A009 – Signage Schedule of architectural drawings.

Bid prices shall be based on the basis-of-design products. All requests for product substitutions will be considered after the Contract award - the successful Bidder (the Contractor) will have to comply with the requirements of Specification Section 01 23 00.

**Question 10:**

Electrical supplier RFI:

Please provide the lumen output at minimum for type HB – there's not enough information for the vendor to price it.

**Answer 10:**

Please refer to the Drawing notes for direction. If needed use the 60000-lumen package for costing purposes only. Refer to notes of Lighting Fixture Schedule on E306, revision 12, of electrical addendum E02

**Question 11:**

The manufacture has notified me that the spec. calls for ERD-10 non-insulated fire door but then the description entirely describes a non-rated insulated rolling steel door. Could you please ask the architect to review their spec. What are they looking for here?

**Answer 11:**

The product is correct. Refer to specification section 08 33 23 for ERD-10 rolling fire door as the basis of design product.

**Question 12:**

Could you please identify the extent of concrete removal for the item 15 as per the demolition keynotes as shown on Drawing A101

Please advise if there is any foundation/ Slab removal at this location 6yy- 6zz (not shown in the structural dwgs)

**Answer 12:**

The structural Drawings capture various details including the size of the new concrete footing to determine the extent of slab required to be removed. Slab removal is required where new structural footing is proposed.

The Contractor shall coordinate new footing sizes and required means and methods to account for required area of demolition.

**Question 13:**

Addendum 4 mentioned issuing the next Addendum. The tender is closing the next business day (Monday, November 4), however we did not receive the next Addendum. Can you please send notification or Addendum to the trades with clarification if the tender closing will be extended? What will be the new closing date?

**Answer 13:**

See response to Question 6 above.

**Question 14:**

Can you confirm the spec for the chemical resistant sealer for the PCR+? It is not shown in the concrete specs. Retroguard is included in the base polished system.

There is a large 16,000 sqft area in purple below that is not in the phased plan. Will this be completed in a single separate phase? When would this be completed?

Will the walls be in place for the small lockers, or can we polish before they are installed?

**Answer 14:**

Retroguard is final coating for areas requiring additional chemical resistance.

Purple area indicated on Bidder's attachment (attachment: reference to Q4 of Addendum 10) will be used for construction staging, temporary storage of items, and general day-to-day warehouse access which must remain open. It will be the Contractor's responsibility to determine when it is most suitable to perform the work (concrete floor slab repair and finishing) and the number of mobilizations required to suit the Constructor's means and methods. However, it is recommended that the floor repair and finishing work be performed near the end of project to reduce likelihood of damaging newly finished floor.

While the construction methodology and sequencing is the responsibility of Contractor, for completeness of concrete floor slab repairs and polishing, it would be ideal to polish concrete slab prior to installing any wire mesh partition, shelving, racking items etc. on top.

**Question 15:**

Would you please provide the Civil Drawings and Landscape Drawing?

**Answer 15:**

We don't have a civil or landscape consultant on this project. Drawing A051 requires the Contractor to perform and obtain site survey with sufficient information to reconstruct the impacted landscaping and pavement structures.

**Question 16:**

We have an RFI regarding the requirement of Fire Protection modification in the warehouse reference drawing #M400, keynote #1 & 2 in the attached drawing for the lines. Please confirm whether we have to relocate lines or sprinkler heads. If we relocate sprinkler heads, then there will be a coverage issue for the adjacent lines.

**Answer 16:**

Keynote 1 specifies the modification and not the relocation of sprinkler heads. It is the responsibility of the Contractor to provide sprinkler coverage for narrow aisle racking which may include additional sprinkler heads as required. Refer to keynotes of M400, revision 11, of mechanical addendum M01

**Question 17:**

1. Addendum 2 noted that Konstant is the recommended contractor for Section 10 56 13. It was also mentioned that Konstant was the recommended contractor for the wire mesh partitions. Hower wire mesh partitions are in Section 10 22 13. Can you please clarify if Konstant the recommended contractor for Section 10 22 13 or other qualified contractors can bid on this Section. Please note that 10 22 13 notes other than Konstant wire mesh partitions fabricators.
2. Addendum 2 noted that Konstant is the recommended contractor for Section 10 56 13, however, it is not clear if Konstant is a mandatory contractor. Bidders may include in bid prices from not recommended contractors if the price will be more competitive. Can you please clarify it Konstant is a mandatory contractor?
3. We cannot find Section 08 87 53 in the drawings. Please assist us in locating.
4. Wall protection on A004 does not match elevations. Please note 4/A312 schedule for painting on elevation has wall protection on A004.
5. Drawing A312 has two different colours for WP1. Gray colour is noted on the legend for painting ( not for WP1). Can you please provide clarifications?

6. Finish schedule and A004 note WP1 in room 17140F, however elevations on A324 show painting. Can you please clarify what is correct?

**Answer 17:**

1. Please refer to Addendum No. 6 which updates the wording included in Addendum No. 3.  
The intent is that pallet racking, multi-level shelving, shelving, wire mesh partitions can be sourced from a single vendor to improve coordination. Konstant is the basis-of-design manufacturer for pallet racking systems, Konstant is also an authorized vendor for multi-level shelving and wire mesh partitions which are not directly manufactured by Konstant.
2. Konstant is not a mandatory contractor. The Contractor will be able to propose an equivalent. See answer 17 (1) above
3. Include security film for all doors requiring glazing (lite) for tender purposes.
4. Interior elevations are correct. Refer to revisions listed in item 2.A of this addendum
5. Wall protection tag - WP1 where indicated is correct. Refer to revisions listed in item 2.A of this addendum
6. Interior elevations are correct. Refer to revisions listed in item 2.A of this addendum

**Question 18:**

Polished Concrete RFI

Please take a look at my request for substitution and let me know if you think it is acceptable and complete.

Please include the following link with the request. It is supporting information.

<https://www.ijaet.org/media/2128-IJAET0828230-v8-iss4-466-474.pdf>

I went through the substitution requirements and I believe I covered them. I have attached the substitution request, SDS and product data sheets.

**Answer 18:**

Bid prices shall be based on the basis-of-design products. All requests for product substitutions will be considered after the Contract award - the successful Bidder (the Contractor) will have to comply with the requirements of Specification Section 01 23 00.

**Question 19:**

1. As per addendum #6 M02 revision should have revised drawing M201 & M504 which we haven't received. Is there a future addendum for these drawings?
2. Drwg #M301 mention existing fans to be demo'd but no quantity mentioned how can we quantify as the existing fans are not shown on the drawing or are the new fans are replacing the existing fans?

**Answer 19:**

Will be answered in a later addendum

Bidders shall acknowledge receipt of all addenda to this RFT prior to submitting their Bid. Bids that do not contain evidence of receipt of all addenda will be deemed to be "incomplete" and will not be accepted in the Bidding Website.

This addendum shall remain attached to and form part of the Contract Documents.

Thank you,

*Kim Froata*

Procurement Specialist  
Procurement Office

**Attachments:**

- RFTC-709-23-22021 - Addendum 10 - Reference to Q4
- RFTC-709-23-22021 - Addendum 10 - Architectural Revision
- RFTC-709-23-22021 - Addendum 10 - Electrical Addendum E02
- RFTC-709-23-22021 - Addendum 10 - Mechanical Addendum M03
- RFTC-709-23-22021 - Addendum 10 - Revision to Div 01 23 00