



THE CORPORATION OF THE CITY OF RICHMOND HILL

Addendum #2

RFQ-2510155

Connor Building Renovation and Retrofit

Closing Date: Friday, May 23, 2025 2:00 PM

A. Responses to Bidder Questions:

Question 1:

Garage slab replacement; demolition plan 3/A103 indicates a limited amount of concrete slab to be removed, item D10. During the site visit it was mentioned that due to trench drain and oil interceptor installation the entire garage slab would require replacement, please clarify.

Answer 1:

Slab on grade removals as required to complete all required works. In the existing garage area slab removal and replacement extents to include the entire garage slab extents.

Question 2:

We could not find specifications or details for the following items; exterior concrete curbs, sidewalks, generator pad.

Answer 2:

Refer to structural drawings S100 General Notes for concrete specifications. Unless otherwise indicated sidewalks and walkways shall be Medium Duty paving in accordance

with City of Richmond Hill Drawing detail C-47. Curbs shall be to OPSD 600.110 unless noted otherwise on drawings

Site plan drawing A101 is reissued here to clarify extend of curbs and concrete walkways.

Question 3:

Structural ground floor plan S200 indicates new footings at addition taking three steps to go down to match the existing building footings along grid line xD.1, can you provide the founding elevation for footings at this location.

Answer 3:

The Existing Building drawings indicate the footing elevation as 958.16.

Question 4:

Sectional Overhead Doors 110B & 110C; are these doors new or existing? Removal is not indicated on the demolition drawing, Door Schedule appears to indicate new doors but notes existing hardware. If these doors are new please provide a specification.

Answer 4:

Doors 110B & 110C are noted as existing in the hardware notes. Overhead doors and associated hardware are to remain.

Question 5:

Washroom Accessories; please clarify requirements for washroom accessories, symbols on enlarged plans on drawing A400 are incomplete, specifications include items that are not listed on drawing A400 Legend. Specification asks for both hand dryer and towel dispenser in each washroom, are all washrooms considered female? What is indicated on the drawings is not consistent with the specifications. Do we require any adult change tables or baby change table, not listed in specification.

Answer 5:

- All washrooms in this project are considered unisex.
- Solid blocking and services to be installed for future adult change table installation, change table itself is not required.

- Universal Washroom to include:

GB1, GB5, TP, M3, SH, SP, PD, HD (Hand Dryer), HK1 & HK2 on back of door, WR2

All accessories to be installed as per legend on A400 and OBC 2024 Requirements.

Coordinate additional electrical devices with Electrical drawings.

Question 6:

Will you be providing a Door Hardware schedule, so door suppliers can properly price the prep?

Answer 6:

The hardware schedule will be prepared by the hardware supplier procured via the cash allowance.

Question 7:

Supply and installation of Door hardware is by Cash allowance, does this also include supply and installation of ADOs?

Answer 7:

Yes. Door operators for 102D and 102B door schedule to be provided via cash allowance. Door 205 for barrier free washroom shall be included in base bid to include all hardware provided as part of barrier free package.

Question 8:

The location of the new sanitary line will cause interruptions to access to the neighbouring building. Has this been considered and discussed?

Answer 8:

Yes it has, the neighboring property, owned by the Region of York, is in the final phases of construction and is not expected to be active during this project's construction period. Coordination for access to the facility will be managed between the winning proponent, the City of Richmond Hill, and the Region of York, ensuring minimal disruption to

construction activities. Additionally, traffic servicing the York Region building will be minimal.

Question 9:

Detail 4/L-501, provide thickness of required granular A & Granular B

Answer 9:

60mm depth granular A, 100mm depth Granular B.

Question 10:

Drawing L-300 indicates a flagpole near the west entrance, is this to be included in our tender, we could not find a specification or detail for this item.

Answer 10:

The flagpole is not in contract. Provide the gravel maintenance strip as noted.

Question 11:

Concrete curbs; site plan A101 extent of curbs (SP11) differs substantially with site grading plan GR-1, which one is the correct extent?

Answer 11:

Civil plans (GR-1) curbing extent to be taken as correct. Architectural site plan A101 has been updated to reflect this.

Question 12:

Chain Link Fencing; Site plan A101 does not appear to secure the site at the north east corner of the site, please clarify extent of fencing. Clarify height of chain link fence, A101 states 2.0m , civil drawing GR-1 states 3.0m.

Answer 12:

Fence height updated to 3.0m to coordination to Civil. Site plan A101 updated re extent of fence clarified.

Question 13:

Please see attached alternate for Trench Drain (additional file)

Answer 13:

The attachments provided regarding alternates are attached to this addendum as:

- RFQ-2510155 Add. 2 Attachment C - OWS submittal pkg
- RFQ-2510155 Add. 2 Attachment D - Trench drain Submittal pkg

The proposed alternate trench drain Vodaland Pro 100 FC System trench drain geometry is acceptable. Install on centerline and to extents shown on drawing.

The proposed alternate oil /Water Separator Vodaland Oil Base 100 -20 has a depth of ~2600mm. This depth may undermine existing footings and proposed elevator room footings at proposed location. This alternative is not accepted.

Question 14:

Please Confirm if fire-rated cables are needed for the generator connection.

Answer 14:

No. Since this is not solely a life-safety generator the cables are not needed to be fire rated.

Question 15:

Can the existing buildings power be used as temporary construction power?

Answer 15:

Power use during construction may be used from existing building source – cost of use to be paid by contractor from monthly billing received by CoRH. Power to be maintained to existing roof top weather monitoring equipment throughout construction. As the final design calls for existing power system to be completely removed and demolished and new power will be brought into the building, temporary power should be provisioned for during the transition period.

Question 16:

Drawing A101 – Who will provide garbage bins. Provide specification if contractor is to be provided garbage bins.

Answer 16:

The garbage and recycling containers shown are not part of contract. These will be provided by the Owner for operation of the facility.

Question 17:

Drawing A101 - Please confirm exterior traffic signs are included in Cash Allowance.

Answer 17:

Exterior Fire route signs and barrier free parking and access signage are not part of the cash allowance and are to be included in base bid.

Question 18:

Who will install bollard around transformer pad?

Answer 18:

The Contractor shall provide and install transformer bollards. Transformer pad bollards to be installed as per Alectra standards. Locations and connection requirements should be confirmed with Alectra representative prior to installation.

Question 19:

4/L-501 – What is the thickness of Granular A and Granular B

Answer 19:

See response to question # 9

Question 20:

What is the thickness of topsoil below sod planting areas?

Answer 20:

There is to be 150mm of topsoil below all grassed areas.

Question 21:

What is the thickness of topsoil below seeding areas?

Answer 21:

There is to be 150mm of topsoil below all grassed areas.

Question 22:

What is the thickness of granular base and granular subbase required below permeable paving?

Answer 22:

See response to question # 9

Question 23:

Provide location or length of new chain link at south property line & east property line.

Answer 23:

Refer to drawing A101, reissued here, to clarify extent of fence.

Question 24:

The Specifications make reference to a List of Materials which contains the finish types, however I can't find this list anywhere in either the Specifications or the Architectural Drawings. Please Advise?

Answer 24:

Refer to drawings A131 and A132.

Question 25:

Provide specification for waterproofing or damp proofing.

Answer 25:

Attached is RFQ-2510155 Add. 2 - Attachment B - 071416 COLD FLUID-APPLIED WATERPROOFING

Question 26:

Please clarify specification for Door No. 101B, specification is calling for 18 Ga. Rolling non-insulated Stainless steel door. Door Schedule asked for insulated anodized door.

Answer 26:

Door 101B is to be insulated door with steel skins minimum 0.41mm with CFC and HCFC free polyurethane core sandwich type construction. Finish to be factory applied baked on enamel paint finish.

Question 27:

The Specifications make reference to a List of Materials which contains the finish types, however I can't find this list anywhere in either the Specifications or the Architectural Drawings. Please Advise?

Answer 27:

See response to Question # 24.

B. Bid clarifications/Revisions:

Updated drawings are issued herein:

RFQ-2510155 Add. 2 - Attachment A A49_A_Connor BLDG - A101

End of Addendum #2 RFQ-2510155