



THE CORPORATION OF THE CITY OF RICHMOND HILL

Addendum # 5

RFQ-2510155

Connor Building Renovation and Retrofit

Closing Date: Friday, May 30, 2025 2:00 PM

A. Responses to Bidder Questions:

Note: The City will be issuing additional addendums to answer any outstanding questions not addressed in Addendum #5.

Question 1:

Drawing EXPR-1 indicates concrete curb is stopped at transformer pad. But drawing A101 indicates curb extended up King Road. Which drawing layout of concrete curb is correct.

Answer 1:

Refer to updated drawings:

- A-101, Dated 2025.05.14 (issued as part of addendum # 2)
- NT-1, ER-1, SS-1, EXPR-1, GR-1 and XSEC-1, Dated 2025.05.05 (Issued as part of this addendum, file name RFQ-2510155 Add. 5 - Attachment D Connor Building - Civil IFT - Add-5 2025.05.12)

Question 2:

Please provide construction detail of sidewalk

Answer 2:

Refer to Addendum #2 Q 2

Question 3:

Drawing EXPR-1 – There is a strip of area in between the asphalt completed for AMF facility and new sodding area (drawing LI-300) along west property line. Please advise what construction is required for this area.

Answer 3:

That area is to be sod.

Question 4:

Please provide as-built drawing of the existing building to get the quantities of abatement items

Answer 4:

The original building drawings do not reflect current interior layouts and will not be issued. For abatement areas refer to the demolition plans and relevant building sections for heights.

Question 5:

Please provide as-built drawing or details of the existing septic tank & leaching bed for us to obtain a quotation for removal. If this is not able provide, please provide cash allowance for removal of the existing septic tank & leaching bend.

Answer 5:

Refer to attached Drawing M-1 dated November 27, 1974 for information only. There are no records of what parts of the system have been removed or remain. We cannot confirm that the drawing accurately reflects all elements of the septic system. Removal of this system is to be included in the base bid.

Question 6:

What is the elevation of under side of the existing building footing where new footing is connected ? This information is required to decide whether dewatering required.

Answer 6:

Refer to Addendum 2 Q3. The Existing Building drawings indicated footing elevation in imperial 958.16 feet is approximately 292.03m.

Question 7:

Fabric covering for storage enclosure, supplier as expressed concern regarding design approach, snow will build up between the individual roofs and could cause collapse. Are they open to alternative designs.

Answer 7:

Find attached full specification section 13 31 00 Fabric Structures, file name RFQ-2510155 Add. 5 - Attachment A 133100 FABRIC STRUCTURES.

The manufacturer/supplier is to provide shop drawings indicating structure, water and snow handling.

Question 8:

RFI from metal door supplier; please provide gauge for doors. Door 113 to main electrical room is missing from schedule. Provide material and elevation of screen at room 202. Please confirm door 105C should read a frame type HMI-01. Door 102A reads a door type P01 flush door, however glazing column notes fire-lite glazing, please clarify.

Answer 8:

Door 113 shall be same as doors 105B A to D.

Screen at Room 202 shall be clear glass in metal frame type HM-01

105C frame to be HMI-01.

102A to be type P02.

Question 9:

Could you please provide more detailed specifications for the Ceramic Tile and Carpet mentioned in the specifications section of the document? It refers to the Material list for further details, but I've reviewed all the documents on the bid board and haven't been able to locate this information.

Answer 9:

See below table supplement to Room Finish schedule on drawing A601, floor finish materials are noted.

Note: Wall tile finishes in shower rooms 108 and 109 shall be Daltile: 8x24" Matte Ireland CU 34 with 8x24" Valentine CU13 accent tiles. Pattern as per image below.

SHOWER



Number	Name	FLOOR		BASE	
		Material	Finish	Material	Finish
101	WORKSHOP/STORAGE	VCT- Tarkett Cloudy 572	CLEAR SEALER	RUBBER BASE	MATCH FLOOR
102	VESTIBULE	VCT- Tarkett Cloudy 572	CLEAR SEALER	RUBBER BASE	MATCH FLOOR
103	AISLE	VCT- Tarkett Cloudy 572	CLEAR SEALER	RUBBER BASE	MATCH FLOOR
104	LOCKER AREA	VCT- Tarkett Cloudy 572	CLEAR SEALER	RUBBER BASE	MATCH FLOOR
105	KITCHENETTE	VCT- Tarakett PURE White 480	CLEAR SEALER	RUBBER BASE	MATCH FLOOR
105A	UNDER-STAIR JANITOR	CONCRETE	CLEAR SEALER	NONE	NONE
105B	ELEC. DIST. ROOM	CONCRETE	CLEAR SEALER	NONE	NONE
106	WC 01	VCT- Tarakett PURE White 480	CLEAR SEALER	RUBBER BASE	MATCH FLOOR
107	WC 02	VCT- Tarakett PURE White 480	CLEAR SEALER	RUBBER BASE	MATCH FLOOR
108	SHOWER	CERAMIC TILE Daltile Cohesion Dark Grey, (12 X 24) Matte	MATTE	TILE BASE	MATTE
109	SHOWER	CERAMIC TILE Daltile Cohesion Dark Grey, (12 X 24) Matte	MATTE	TILE BASE	MATTE
110	GARAGE	CONCRETE	CLEAR SEALER	NONE	NONE
111	GARAGE EXTENSION	CONCRETE	CLEAR SEALER	NONE	NONE
112	STAIRCASE 1				
113	MAIN ELECTRICAL ROOM	CONCRETE	CLEAR SEALER	NONE	NONE
114	SPRINKLER ROOM	CONCRETE	CLEAR SEALER	NONE	NONE
201	AISLE	CARPET TILE - Interface Aglow, Iron Poppy 107248	N/A	RUBBER BASE	
202	MEETING ROOM	CARPET TILE - Interface Aglow, Iron Poppy 107248	N/A	RUBBER BASE	
203	OFFICE	CARPET TILE - Interface Aglow, Iron Poppy 107248	N/A	RUBBER BASE	
204	ADDITIONAL STORAGE	CARPET TILE - Interface Aglow, Iron Poppy 107248	N/A	RUBBER BASE	
205	BF WC	VCT- Tarakett PURE White 480	CLEAR SEALER	RUBBER BASE	MATCH FLOOR
208	STORAGE	VCT- Tarakett PURE White 480	CLEAR SEALER	RUBBER BASE	MATCH FLOOR
209	EXIT STAIR				
210	IT / DATA CLOSET	CONCRETE	CLEAR SEALER	NONE	NONE
EL-1	ELEV. SHAFT	CONCRETE	CLEAR SEALER	NONE	NONE
EL-1A	ELEV. MACHINE ROOM	CONCRETE	CLEAR SEALER	NONE	NONE
EXT	EXTERIOR				
HS01	HEATED SHED	CONCRETE	CLEAR SEALER	NONE	NONE

Question 10:

The door schedule call 101B-insulated sectional steel but clear anodized finish, the spec. section 08 38 16 call Fabric door and stainless steel finish (non insulated) rolling door, please clarify.

Answer 10:

Refer to Addendum #2 Q 26.

Question 11:

Erosion and sediment control plan ER-1 indicates a 10m x 50m mud mat installed over the newly paved area, do we include this work in our tender?

Answer 11:

Reference drawing ER-1. The requirement for a 'Mud Mat Installation' is deleted: **The contractor will be required to sweep, flush and clean the access road and entrance to site on a weekly basis or as required during construction to maintain the access free of mud and dirt.**

Question 12:

Are all bollards to be constructed in accordance to detail C-FDN-61 on drawing S106 for the following areas; transformer pad (4), generator (5), fire hydrant (4), gas meter (3), SP8 EV post (8), SP8A block heater receptacles (10), garage interior 02 (4) for a total of 38 bollards.

Answer 12:

- Transformer pad bollards to be installed as per Alectra utility standards.
- Bollards at the generator and gas meter and interior may be surface mounted on slab
- Bollards at fire hydrant shall be in accordance with C-FDN-61 on drawing S106 but shall be reduced to 2 bollards only.
- Bollards at SP8 EV posts and at SP8A Block heaters shall be reduced to a total of 14 bollards and shall be included with and in provisional price for the EV chargers.
- The block heaters shall be mounted on and shall include the steel post with provisions for future mounting of EV chargers.

Question 13:

Please consider OWA acoustical products by Spectra-Con Group Inc as acceptable alternates. Given that they are manufactured in Germany, there are no tariff implications. Contact: thomasstratan@spectra-con.com

Answer 13:

Yes, this is accepted. See RFQ-2510155 Add. 5 - Attachment C - OWA_ConnorBuilding attached to this Addendum.

Question 14:

Exterior Storage Area, provide specification for precast concrete blocks and Fabric Covers

Answer 14:

Concrete blocks shall be precast concrete stackable units of general size and shape as indicated on drawings. Acceptable shall be Lock+Blocks by Miller Concrete Products or equal. (https://millerprecast.ca/product/lock-blocks/?product_name=Lock+Blocks)

Roof covering: Framing shall be minimum galvanized steel tubing designed and sized for span and loads snow, wind loads etc. Covering shall be minimum 12 mil woven vinyl or polycarbonate tarp. Acceptable manufacturers: Multi Shelter Solutions (<https://multisheltersolutions.com/applications/salt-storage/>), Fast Cover Fabric Buildings (<https://fastcoverbuildings.com/industries/sand-and-salt-storage/>), BriteSpan Building Systems (https://britespanbuildings.com/industries/municipal/salt-sand-storage/?utm_id=EAlaIQobChMIqM) or equivalent).

B. Attachments:

The following files are attached to this addendum:

- a) RFQ-2510155 Add. 5 - Attachment A 133100 FABRIC STRUCTURES
- b) RFQ-2510155 Add. 5 - Attachment B M1 (1974) Model (1)
- c) RFQ-2510155 Add. 5 - Attachment C - OWA_ConnorBuilding
- d) RFQ-2510155 Add. 5 - Attachment D Connor Building - Civil IFT - Add-5 2025.05.12

End of Addendum # 5 RFQ-2510155