



THE CORPORATION OF THE CITY OF RICHMOND HILL

Addendum # 6

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 this addendum.

Question 1:

Drawing ER-1 – Please advise whether both fiber roll barriers & roll check dams are required.

Answer 1:

Roll check dams are only required where a ditch has been created. If overland drainage is sheet flowing, then only the barrier is required

Question 2:

Please provide typical section of chain-link fence. Drawing GR-1 mentioned 3m high chain-link fence with angled top. Drawing A101 mentioned 2m chain-link fence with 3-wire angled security top profile.

Answer 2:

Refer to Addendum #2 Answer #12: *Fence height updated to 3.0m to coordination to Civil. Site plan A101 updated re extent of fence clarified*

Question 3:

Please confirm the Civil division, will leave a flanged connection 1' above the finished floor in the sprinkler room for Div 21 to tie into the underground fire main.

Answer 3:

The Civil division stops one meter before the building foundation wall. Mechanical contractor (Div 21) is responsible to provide a flange connection 1' above finished floor.

Question 4:

Please provide answers to Question 6, 7 ,8 and 10 of Addendum 1.

Answer 4:

Q6 - refer to in Addendum #2 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.*

Q7 refer to Addendum#5 Answer #7: *Find attached full specification section 13 31 00 Fabric Structures, file name RFQ2510155 Add. 5 - Attachment A 133100 FABRIC STRUCTURES. The manufacturer/supplier is to provide shop drawings indicating structure, water and snow handling.*

Q8 - refer to Addendum#2 Answer #25: *Attached is RFQ-2510155 Add. 2 - Attachment B - 071416 COLD FLUID-APPLIED WATERPROOFING*

Q10 - refer to Addendum#5 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.*



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	AIISLE	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	AIISLE	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 5:

Drawing M200 -What type of gas meter is required for generator gas supply.

Answer 5:

Gas meter is not in the scope. It will be supplied and installed by Enbridge.

Question 6:

Please advise whether any new gas supply pipes required the mechanical equipment

Answer 6:

Gas supply is limited to the generator only. Mechanical equipment does not require any gas supply.

Question 7:

Room finished Schedule given in drawing A601 – Base type of the several rooms is not mentioned. Please provide clarification.

Answer 7:

Refer to Addendum#5 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
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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	
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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 8:

Please clarify what is the extent of work required to wall types Ex-P1, Ex-P2, Ex-P2a, Ex-P3

Answer 8:

Gypsum partition removal/alterations and reinstatement to be as per the requirements of the asbestos abatement report and coordinated with the new construction requirements

for any impacted fire rated assemblies. Generally, scope will include full removal of existing gypsum board finished and reinstatement and finishing of new gypsum board material to meet fire rating requirement of the partition.

Question 9:

What is the specification of flooring for staircase?

Answer 9:

Refer to SECTION 09 65 19 - RESILIENT TILE FLOORING, 2.1.4 Stair treads.

Question 10:

Provide location where vehicular gate as per drawing A102.3 is required. Site plan A101 indicate chain-link double leaf vehicular gate 6.1m x2m.

Answer 10:

Gate location as per site plan A101 dee notes SP4A & SP4B. Gate height revised to 2.4m to allow for more standardized pricing.

Question 11:

Please advise location where security gate as per specification Section 32 31 33 is required. Provide location and elevation.

Answer 11:

Gate location as per site plan A101 dee notes SP4A & SP4B. Gate height revised to 2.4m to allow for more standardized pricing.

Question 12:

Add. #2, Question 1; since we are completely replacing the existing garage slab, are we correct to assume that it will be constructed as the new slab, 150mm thick, 10m bars @ 300 EW, 1200mm of 75mm insulation at exterior perimeter, do we assume that existing granular base is sufficient?

Answer 12:

Yes. Replacement of slab in existing garage to be the same as the new addition slab as per S200.

Question 13:

Can I get confirmation of which roof system is to be installed on this project?

Drawings say 4ply BUR but specs say EPDM. Can I please get confirmation?

Answer 13:

New addition roof is EPDM, Existing roofing system is BUR. Specs included for BUR for patch and repair adjacent to new works.

Question 14:

Would you accept an Aluminium feeder from the Alectra transformer to the main switch, main switch to the ATS, Generator to ATS, and ATS to DP?

Answer 14:

Feeders are to be copper as shown on drawings.

Question 15:

We are not able find out door 101C mentioned in Door Schedule. Provide detail of door & frame 113

Answer 15:

Door 101C is in door schedule.

Door 113 was addressed in Add 5 A8: *Door 113 shall be same as doors 105B A to D*

Question 16:

Provide detail of window at second floor as shown in elevation 2/A211

Answer 16:

Refer to Curtain wall glazing elevation for CW#4. Note that all rough opening dimensions are existing, and will need to be site verified prior to fabrication and installation. Details for fenestration sill, base and jamb are as per details on drawings A512

Question 17:

Please advise whether tile base is required for washroom 107.

Answer 17:

Yes

Question 18:

Please advise tactile warning plats are required

Answer 18:

This was addressed in ADD 5 -A11. *The requirement for a 'Mud Mat Installation' or steel plates 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 19:

We are not able to decide tree & root pruning requirement at tender stage. This must be decided at during construction. Please include tree & root pruning in Cash Allowance.

Answer 19:

This is to be included in base bid and will not be a cash allowance. An estimate can be made based on the limit of work and the dripline of inventoried trees included in the arborist report.

Question 20:

What is the thickness of granular base & granular sub-base for permeable paving 3/L-501? It seems the thickness mentioned in Answer 22 of Addendum 2 is not adequate.

Answer 20:

The granular bases and granular sub-base thickness shall be as per the Geotechnical report but at a minimum shall not be less than 150mm for granular base and 250mm for sub-base.

Question 21:

Answer 5 of Addendum 2 – What is the washroom accessory represented by SP?

Answer 21:

SP confirmed as a mistype for SD (Soap dispenser)

Question 22:

Please provide information to understand the size of the existing septic tank & leaching bed. This information is required to get a quotation for the existing removal of septic tank and leaching bed.

Answer 22:

Refer to Addendum #5, 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 23:

Further to Addendum #5 Answer #12, please provide detail for surface mounted bollards and steel posts and bollards for block heaters and EV chargers.

Answer 23:

Bollards are to be installed as per OESC bulletin 86-1-6. Confirm installation method with ESA inspector prior to start of installation.

Question 24:

Please advise whether masonry contractor to be a member of the Canadian masonry contractors association.

Answer 24:

Yes.

Question 25:

Plumbing drawing says to disconnect the existing DHWH and relocate for re-use. HVAC drawings show all the gas piping in building being remove. I see the gas meter is being relocated by Enbridge at the City's expense. The drawings indicating new work only shows the relocated meter picking up the generator. If the existing DHWT is to be re-used, then provisions for gas piping and venting are required. Please review and advise on how to proceed.

Answer 25:

The existing DHWH is electric. No gas appliances are being utilized

Question 26:

Mechanical drawings; scale is missing on drawings M301 to M307 and M401 & M402, please clarify.

Answer 26:

Scale for all M drawings is 1:50.

Question 27:

Please review and revise the contact information for the Fire Alarm contact. It seems the information provided was not accurate.

Answer 27:

There is currently no fire alarm system in place, this will be a new design per the specs. Please refer to the specs for the fire alarm system details and acceptable manufacturers.

Question 28:

RFI from electrical contractor; Addendum #4 Question 3, contact information provided for Canadian Fire Protection is not correct, please provide correct contact information

Answer 28:

There is currently no fire alarm system in place, this will be a new design per the specs. Please refer to the specs for the fire alarm system details and acceptable manufacturers.

Question 29:

Inspection and Testing Note 1 of drawing S101- Please confirm that cost of the inspection for the scope listed will be paid from Cash Allowance.

Answer 29:

Yes, third party testing services will be obtained by contractor and payment will be from cash allowance

Question 30:

Please clarify if there is a communication specification.

Answer 30:

The communications system shall be undertaken by approved vendors via the cash allowance item 10.

Question 31:

Please advise if a specific structured cabling manufacturer (e.g., Panduit, Commscope, Hubbell) is required for this project.

Answer 31:

The cabling shall be undertaken by approved vendors via the cash allowance item 10.

Question 32:

Please clarify if all cabling is to be CAT6.

Answer 32: The cabling shall be undertaken by approved vendors via the cash allowance item 10.

Question 33:

Please advise where all cables are to terminate. An IT cabinet is shown on the ground level at grid lines X1.1 and XD, and an IT/Data Closet 201 is shown on the second level at grid lines X3 and XD—please confirm if both are to be used.

Answer 33:

Yes both are to be used. Coordinate with approved vendors via the cash allowance.

Question 34:

Please clarify if fibre is specified for CCTV locations on the site plan that exceed the maximum 300 ft limit for CAT6 Ethernet cabling.

Answer 34:

The cabling shall be undertaken by approved vendors via the cash allowance item 10.

Question 35:

Please advise who will be responsible for supplying and installing the media converters if fibre is to be run to the CCTV locations.

Answer 35:

The converters shall be undertaken by approved vendors via the cash allowance item 8.

Question 36:

Please clarify if any backbone cabling is required as part of the scope.

Answer 36:

The cabling shall be undertaken by approved vendors via the cash allowance item 10.

Question 37:

Please advise if all work can be performed during regular business hours.

Answer 37:

This is not an occupied building. Work hours are at the discretion of the contractor in accordance with municipal bylaws.

Question 38:

Please clarify if the back flow at water meter needs to be a reduced pressure type or can we price for a DCVA since this building does not seem to be high hazard

Answer 38:

Provide reduced pressure back flow preventer.

Question 39:

In addendum 4 it notes Canadian Fire Protection is the base building fire alarm company, but they replied that they have never been in that building. Please advise fire alarm base building contractor again.

Answer 39:

There is currently no fire alarm system in place, this will be a new design per the specs. Please refer to the specs for the fire alarm system details and acceptable manufacturers.

End of Addendum # 6 RFQ-2510155