



THE CORPORATION OF THE CITY OF RICHMOND HILL

Addendum # 7

RFQ-2510155

Connor Building Renovation and Retrofit

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

A. Responses to Bidder Questions:

Question 1:

Provide construction details of generator pad and gas meter pad

Answer 1:

The Generator and gas meter pads shall be constructed in accordance with Frost Slab Detail TC-SOG-61 on S106. Gas meter pad to be on 150mm thick slab. Generator shall be on thickened 300mm slab. Confirm slab construction details for gas meter with Enbridge prior to construction.

Question 2:

Drawing S200 For consistency of tendering for foundation work including formwork reinforcing steel, excavation and dewatering please have the structural engineer indicate the footing founding elevations for building addition, storage structure foundations, shed and elevator pit. Borehole 7 in vicinity of addition earth fill and Alluvium to elevation 289.8 (4.0m) Table 3 Founding Levels indicate a depth of 4.8m for a reduced bearing pressure. Boreholes 101 and 102 indicate approximately 1.0m of earth fill with organic inclusions with an assumed founding elevation (not clearly stated) on loose to compact sandy silt till. There are no borehole in the vicinity of the storage structure and shed.

Answer 2:

The design is based on guidance provided by the geotechnical engineer. Your pricing should be based on the depths as shown on the drawings. The proposed building addition located in the vicinity of Boreholes 101 and 102, the min frost depth and consequently the min bottom of footing depth is 1200 mm as noted on the structural drawing. The soil condition at the founding elevation must be verified by the geotechnical engineer during construction to verify the bearing capacity and soil conditions.

Question 3:

Slab on Grade construction at addition, storage structure and shed. For tendering purposes, please provide clear instruction on whether or not the existing earth fill (to elevation 294.00) at the building addition is to be completely removed and replaced with imported granular material. Also provide instruction for fill removal at storage structure slab.

Answer 3:

Yes, existing material is to be removed and replaced with new granular materials. For slab base preparation refer to the geotechnical investigation report, section 6.3 (Slab-On-Grade Construction).

Question 4:

As per drawing A101 finished floor level of the existing building is 294.86m. Answer 3 of Addendum No. 2 mentioned the existing building footing elevation is 958.16. Please clarify why the elevation 958.16 is higher than finished floor elevation.

Answer 4:

Refer to Addendum#5 Answer #6: *The Existing Building drawings indicated footing elevation in imperial 958.16 feet is approximately 292.03m.*

Question 5:

What are the elevations of underside of the footing of heated shed, storage enclosure and proposed addition?

Answer 5:

The min frost depth and consequently the min bottom of footing depth is 1200 mm. as noted on the structural drawing the founding elevation must be verified by the geotechnical engineer during construction to verify the bearing capacity and soil conditions.

Question 6:

What is the thickness of footing shown in 1/S400?

Answer 6:

250mm

Question 7:

Thickness of all the new masonry partitions in between grid x1.1 and x3 are 140mm and 90mm. Please advise whether the new masonry wall could be installed on existing slab on grade without slab thickening. Vertical masonry reinforcement can be installed to the existing slab on grade by drilling & grouting. What is the width of slab on grade cutting, if the existing slab on grade needs to be cut & open?

Answer 7:

90 mm thick masonry partition walls do not require slab thickening. Thicker walls require slab thickening as shown on the detail 5/S400. The min width of slab thickening will be 600mm under wall.

Question 8:

What is the vertical reinforcement detail of interior partition type M90, M140 and M190?

Answer 8:

15@600 vertical. for horizontal reinforcement refer to the general notes on the DWG S101.

Question 9:

Foundations Note 3 of drawing S100 – Please confirm that this scope of work will be done by the company who prepared geotechnical report and payment for their services will be paid from Cash Allowance

Answer 9:

As noted on the note #3, the geotechnical engineer to be retained by the contractor and it does not have to be same company who prepared the investigation report. Third party testing services will be retained by contractor and payment will be from cash allowances.

Question 10:

Please advise whether rigid insulation is required below the slab on grade of garage 110 and garage extension 111. If rigid insulation is required, what is the thickness and specification of rigid insulation?

Answer 10:

Yes it is required. Refer to Architectural and Structural drawings for placement and thickness of insulation.

Question 11:

Please advise whether rigid insulation is required below the slab on grade of heated shed and storage enclosure . If rigid insulation is required, what is the thickness and specification of rigid insulation?

Answer 11:

Yes it is required. Refer to Architectural and Structural drawings for placement and thickness of insulation.

Question 12:

What are the finished floor levels of heated shed and storage enclosure?

Answer 12:

Refer to GR-1 for grades and elevations. Shed slab shall be min 150mm above adjacent grade. Storage enclosure shall be flush with adjacent grades. Maintain all slopes as indicated.

Question 13:

Please provide construction detail of generator pad.

Answer 13:

The Generator and gas meter pads shall be constructed in accordance with Frost Slab Detail TC-SOG-61 on S106. Gas meter pad to be on 150mm thick slab. Generator shall be on thickened 300mm slab. Confirm slab construction details for gas meter with Enbridge prior to construction.

Question 14:

We were only able to find a spec for the coiling overhead doors. Is there a specification for the Sectional Doors?

Answer 14:

Door 101B is to be a coiling overhead door.

Refer to Addendum #2 Answer # 4: Doors 110B & 110C are noted as existing in the hardware notes. Overhead doors and associated hardware are to remain

Refer to 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.

Question 15:

Add. #2, Question 7, please confirm that the Hardware Allowance is for the Supply and INSTALLATION of ALL hardware, The second sentence appears to say that the hardware for Door 205 is NOT part of the cash allowance. Please clarify.

Answer 15:

Correction: The door hardware and barrier free operator for door 205 will be supplied by the Hardware supplier via the cash allowance. All other rough-ins devices and connections required for the door and associated room emergency and call assistance systems as per detail 5/E-501 shall be part of the base bid contract.

Question 16:

The grading and site plans' asphalt extents appear to greater than the paving plans (see below for reference). When scaled the grading and site plans are identical whereas the extents indicated on the paving plan are considerably narrower at the entrance driveway leading to the parking areas (see images below for reference). Please clarify discrepancy?

Answer 16:

Refer to Architectural site plan A101 for dimensions and extents of paved areas. The areas shaded on EXPR-1 are intended to reflect general areas where work has been completed by other parties and areas to remain this was based on information available at the time and completed works may vary. The site is accessible for bidders to verify asphalt areas completed and to remain.

Question 17:

With regard to the above noted project and the asphalt paving scope of work, can you please have consultants confirm/clarify the following:

1. The grading and site plans' asphalt extents appear to greater than the paving plans (see below for reference). When scaled the grading and site plans are identical whereas the extents indicated on the paving plan are considerably narrower at the entrance driveway leading to the parking areas (see images below for reference). Please clarify discrepancy?

2. Please confirm if we have to consider paving the asphalt entrance as part of bid? The note on the paving plan advises this work will be included by others (the site and grading plans do not delineate this portion of the driveway as being completed by others). Additionally, does this include top course asphalt as well?
3. Please provide specification for geo-grid layer beneath the full depth asphalt paving restoration?

Answer 17:

1. Refer to Architectural site plan A101 for dimensions and extents of paved areas. The areas shaded on EXPR-1 are intended to reflect general areas where work has been completed by other parties and areas to remain this was based on information available at the time and completed works may vary. The site is accessible for bidders to verify asphalt areas completed and to remain.
2. The base paving at the entry will be completed by York region as part of the work taking place on King Rd. they have advised that they will bring the base paving up to the existing paving completed for access to the south property and that is to remain.
3. Acceptable geogrid: Terrafix InterAx® NX850 or equivalent.

Question 18:

The grading and site plans' asphalt extents appear to greater than the paving plans (see below for reference). When scaled the grading and site plans are identical whereas the extents indicated on the paving plan are considerably narrower at the entrance driveway leading to the parking areas (see images below for reference). Please clarify discrepancy?

Answer 18:

Refer to Architectural site plan A101 for dimensions and extents of paved areas. The areas shaded on EXPR-1 are intended to reflect general areas where work has been completed by other parties and areas to remain this was based on information available at the time and completed works may vary. The site is accessible for bidders to verify asphalt areas completed and to remain.

Question 19:

Please confirm if we have to consider paving the asphalt entrance as part of bid? The note on the paving plan advises this work will be included by others (the site and grading plans do not delineate this portion of the driveway as being completed by others). Additionally, does this include top course asphalt as well?

Answer 19:

The base paving at the entry will be completed by York region as part of the work taking place on King Rd. they have advised that they will bring the base paving up to the existing paving completed for access to the south property and that is to remain. The top course is to be a provisional price and is to include overlay of all the asphalt areas including the entrance.

Question 20:

Please provide specification for geo-grid layer beneath the full depth asphalt paving restoration?

Answer 20:

Acceptable geogrid: Terrafix InterAx® NX850 or equivalent.

Question 21:

Please provide specification of precast concrete block & roof of the storage bunker.

Answer 21:

Refer to Addendum #5 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).

Question 22:

Please advise whether soap dispenser, sanitary napkin disposal, janitor room shelf, shower rods & curtains are required.

Answer 22:

Yes these are required.

Question 23:

Any items required as per specification 10 21 16?

Answer 23:

Yes. The shower rooms will require the listed components, not the shower enclosure.

Question 24:

What is the specification of benches shown in locker area 104?

Answer 24:

Delete benches these will be supplied by Owner as furniture.

Question 25:

What is the specification of resilient base? Item 2.1.5 of Section 09 65 19 mentioned resilient base as per Section 09 65 16. But we Section 09 65 16 is not included in specification book.

Answer 25:

Base shall be Johnsonite Traditional Vinyl Type TV 1/8". Height 4-inch (100mm). Carpet area shall with toe. VCT areas shall be toeless. Colours to be selected from standard colour range.

Question 26:

Item 2.1.2 & 2.1.3 of Section 09 65 19 – Please clarify that VCT is equal to VSDT.
Provide locations where LST is required.

Answer 26:

VCT only. No VSDT or LST is required for this project.

Question 27:

In regards to the Addendum #2 Question 24 - Can you please provide specification and product information for the Ceramic Tiles, VCT and Carpet?

There is not specification for the ceramic tile, the Resilient Tile Flooring list multiple types of flooring LST, MCT, and VSDT and the carpet specification say to refer to the List of Materials for the carpet tile types. Please advise?

Answer 27:

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 Datsile Cohesion Dark Grey, (12 X 24) Matte	MATTE	TILE BASE	MATTE
109	SHOWER	CERAMIC TILE Datsile 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 28:

What type of wall base required for room 101, 102, 103, 104, 105, 106, 201, 202, 203, 204, 205 and 208? Provide specification if wall base is required for these rooms.

Answer 28:

Base shall be Johnsonite Traditional Vinyl Type TV 1/8". Height 4inch (100mm). Carpet area shall with toe. VCT areas shall be toeless. Colours to be selected from standard colour range.

Question 29:

Please provide specification if staircase & landing area flooring.

Answer 29: Landing to be VCT to match stair treads.

Question 30:

Provide specification of concrete sealer as mentioned in Room Finish Schedule.

Answer 30:

Concrete sealer shall be Sikagard Natural look Clear sealer or equivalent.

Question 31:

Please advise accessible ramps require tactile plates. If tactile plates are required provide a design.

Answer 31:

Tactile plates shall be provided at base and top of ramps and shall extend the full width of the ramp by 12 inch (300 mm) wide. Material shall be ADA-T5 by Safety Step Canada or equal, and shall be mechanically and adhesive fastened.

Question 32:

For BH1-BH-8 Spec asks for built-in thermostat AND remote wall mount thermostat with lockable cover (NOTES 2 & 3). You would typically require one or the other but not both. Can you just clarify on what it is.

Answer 32:

Contractor shall provide a "Built-in Electronic thermostat".

Question 33:

For BH1-BH-8 specifications asks for built-in thermostat and remote wall mount thermostat with lockable cover (NOTES 2 & 3). Kindly confirm, that both thermostats are required, as typically require one or the other but not both.

Answer 33:

Contractor shall provide a "Built-in Electronic thermostat".

Question 34:

Please confirm, that existing flooring to be removed. Please indicate the type of existing floor.

Answer 34:

Refer to demolition plans. The existing materials were identified during the site walk through. Contractors may request access to the site if they wish to review site conditions again.

Question 35:

Could you please identify the quantity, locations and sizes of the tackboards and white boards as per the specifications section 10 11 23?

Answer 35:

Tack and white boards will be provided by Owner as furnishings.

Question 36:

Please provide specifications for the carpet.

Answer 36:

Carpet shall be Interface Aglow, Iron Poppy 107248. Refer to Addendum#5 Answer #9: *See below table supplement to Room Finish schedule on drawing A601,*

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
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105	KITCHENETTE	VCT- Tarkett 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- Tarkett PURE White 480	CLEAR SEALER	RUBBER BASE	MATCH FLOOR
107	WC 02	VCT- Tarkett 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	
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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 37:

Please clarify/confirm the area where interlock paving is required.

Answer 37:

Refer to landscape plan L300.

Question 38:

Please clarify if the union affiliation is mandatory for the subcontractors.

Answer 38:

Union affiliation is not a mandatory requirement for this RFQ.

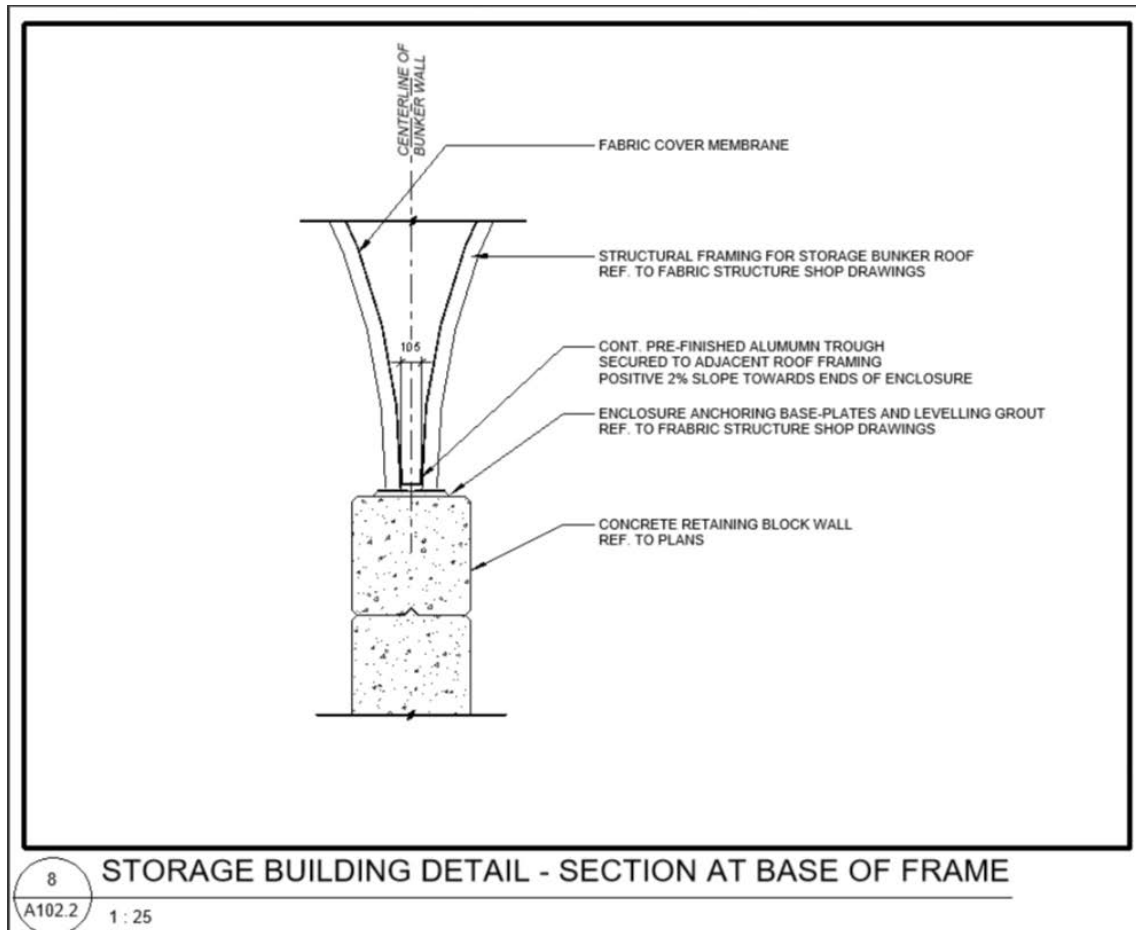
Question 39:

Add. #5 reviewed, two comments came back immediately from two specified suppliers for fabric structures regarding the multi dome design;

- We cannot find someone willing to design this particular structure, and we cannot provide a bid.
- We have concerns with this design, in addition to snow and water build-up (there is nowhere for it to go, it must go between and it will seep into the bunks), there is also the fact that the structures are 1' apart and may require a fire separation. Why not do one structure 80' long.

Answer 39:

See below new detail 8/A102.2 re proposed separation to allow for drainage between the fabric roof structures. This configuration is common throughout the province.



Question 40:

Given the two (2) Addendum issued this week, each with considerable new / revised information, we have received numerous requests from sub-trades across all Divisions asking for an additional one (1) week extension to the closing date.

Answer 40:

The City is not providing an additional extension to the Submission Deadline.

End of Addendum # 7 RFQ-2510155