



THE REGIONAL MUNICIPALITY OF YORK

ADDENDUM # 2

BID # RFTC-1868-24-TR88179

DATE: Tuesday, July 08, 2025

**FOR: Construction of Garage Expansion and Storm Water Management Pond at
3525 Baseline Road, Town of Georgina**

CLOSING DATE: Monday, July 21, 2025, 1:00 PM Eastern Standard Time

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

1. BIDDERS QUESTIONS (Q) AND REGION'S RESPONSES (A)

Question 1:

1.The specified standing seam roof panels do not meet roof pitch requirements. Please see the attached Panel Specifications for the specified Agway AR38 panel. Please provide clarification /advise on how we are to proceed?

Answer 1:

This will be clarified in a subsequent addendum.

Question 2:

2.Please provide the existing structural sub-girts spacing for wall assemblies W1, W1A, and W1B to determine if additional sub-framing is required for the new IMP panels to sustain wind load requirements.

Answer 2:

Please see attached “12281-E1 STEEL ERECTION DRAWING” dated 01/07/20 for existing drawings to be used as reference only in conjunction with Entuitive’s structural drawings. The contractor is to read both Entuitive’s drawings and the existing drawings in conjunction with one another and site-verify the existing structure to ensure it aligns with the new IMP panel design.

Question 3:

3. On drawing E0-21 for Electrical works, it showcases the incoming 2x3 - 100mm Hydro Services Primary concrete encased Ductbank and a 1x3 - 100mm communications ductbank from the Existing Hydro One Pole to the new 300KVA Hydro Owned Padmount Transformer and Proposed Communication Pullbox, respectively. Can the Region please clarify if the primary incoming service and communication duct banks are part of this contract or by others (Hydro One). Please clarify

Answer 3:

The Contractor shall provide the primary incoming service infrastructure as per the tender documents.

The Contractor shall provide incoming communications ducts and infrastructure as specified in the tender documents.

Question 4:

07 42 43 2.4 Specifications note 150mm core thickness, this differs from the drawings for Wall Types W1, W1A, W1B that note 102mm core thickness. Please clarify.

Answer 4:

The following revisions have been made in the Specifications – Contract Items:

Section 07 42 43 - Insulated Metal Panels

Revise item 2.4.1 to read:

.1 Insulated metal panels (located at wash bay and existing garage) consisting of roll formed steel face and liner sheets chemically fused to a foamed in place rigid polyisocyanurate expanded foam core and as follows:

Revise item 2.4.1.2 to read:

.2 Panel Thickness: 102 mm

Question 5:

07 42 43 2.4 Specifications note CleanSafe (Stainless Steel) for interior side of insulated metal panel on the Wash Bay; assembly W1B on drawing A010 includes Fibreglass Reinforced Panel (FRP). Please clarify.

Answer 5:

The following revisions have been made in the Specifications – Contract Items:

Section 07 42 43 - Insulated Metal Panels

Delete Item 2.4.2 and renumber the remaining items.

Question 6:

07 42 13 2.1 Please confirm that Agway Metals Inc can be considered an acceptable manufacturer. Note Agway is a listed acceptable manufacturer in section 07 61 00 2.1.1.

Answer 6:

Agway Metals Inc. is not an acceptable manufacturer for 07 42 13. No substitutions are being considered at this time.

Question 7:

07 61 00 Please clarify detail 1/A611 and requirements to refinish existing standing seam roof when there is no roof demolition plan provided.

Answer 7:

Delete the requirement for refinishing the existing standing seam roof. Refer to detail 1/A611 in Addendum 2.

Question 8:

Equipment schedule #1 ME-01 - Entrance and Unit heater schedule notes refer to section 23 82 39. The spec. section 23 82 39 is not issued. Is it a typo and referring section 23 82 10? Please confirm.

Answer 8:

Equipment schedule #1 ME-01 – Entrance and Unit heater schedule notes will be revised to refer to section 23 82 10 instead of 23 82 39 in subsequent addendum.

Question 9:

Please confirm the scope of HWS & HWR piping in only as shown in Hydronic Heating Schematic drawing M4-02?

Answer 9:

Drawing M4-02 will be revised in subsequent addendum to reflect removal of HWS/HWR piping that was serving garage bay heaters (now gas-fired heaters). Glycol will still be used to serve the snow-melt areas.

Question 10:

Refer Natural Gas schematic drawing 2/M4-06, shows 32 dia NG serving the emergency generator. Floor drawing M1-01 shows after the gas meter a pipe cut with note saying, "to generator". Please advise whether this piping outside the building is the scope of Enbridge under contract with the Owner directly.

Answer 10:

Any new piping required outside of the building is the responsibility of Enbridge up to and including any new substation/metering station required. The contractor is responsible for this coordination with Enbridge at the time of construction.

Question 11:

HWS & HWR piping shown in mechanical room in drawing M2-01 does not show pipe sizes and it is unclear the route, length and termination. Please indicate HWS/HWR pipe sizes, pipe hook up and route on the drawing.

Answer 11:

Drawing M2-01 to be updated in subsequent addendum to include complete mechanical layout with pipe routings and pipe sizes clearly shown.

Question 12:

Compressed air piping is shown on drawings M1-01 and M1-02, but pipe sizes are not shown. Please provide compressed air pipe sizes and terminations in these drawings.

Answer 12:

Drawings M1-01 and M1-02 will be updated in subsequent addendum to include pipe sizes and terminations including compressed air line sizes.

Question 13:

There are no mechanical schedule or specifications provided for the Infrared Radiant Tube Gas Heaters which is shown in drawing M2-02. Please provide mechanical schedule and specifications for the Infrared Radiant Tube Gas heaters.

Answer 13:

Subsequent mechanical addendum will include infrared radiant tube gas heater information on the mechanical equipment schedules, drawings, and will be included in the mechanical specifications likewise.

Question 14:

Drawing M2-01 are shown snow melting manifolds SMM 1 to 3. According to the schedule the 3 manifolds are for small areas. Please shown on drawing the snow melting area. Please clarify whether the shaded areas shown on the east end on drawing M2-01 are the snow melting area?

Answer 14:

Drawing M2-01 will be cleaned up to clarify the extent of snow-melt areas and corresponding snow-melt manifolds. The large, shaded area to the east of Drawing M2-01 is, in fact, a snow-melting area. Drawing M2-01 is to be updated in the subsequent addendum to clarify this.

Question 15:

Spec. section 07 52 00 item 2.7.3 – Slope insulation calls for XPS as the Tapered insulation required. Since this is standard system and the base insulation is Poly ISO Can we use Poly ISO in lieu of XPS?

Answer 15:

Yes, using Poly ISO insulation in lieu of XPS is acceptable. Where there is a walking surface above, use 60psi insulation. Refer to A202 for the extent of access walkways on the roof.

Question 16:

Scale on drawings E-011, E0-21 inexistant for measuring all site conduit and wiring. The drawings and details are not to scale. Please re issue the drawings with scale.

Answer 16:

The drawing scale to be clarified is specified in a subsequent addendum.

Question 17:

Please confirm whether the demountable wall systems are required to include a seismic base connection in accordance with the seismic performance criteria outlined in Section 10 22 23, 2.2 Performance Criteria, item .3.

Answer 17:

This will be clarified in a subsequent addendum.

Question 18:

DIRTT's standard installation utilizes a tape connection at the base, which adheres to the floor without mechanical fasteners. If a seismic-rated base connection is required, please confirm so that we can accommodate this in our design and installation.

Answer 18:

This will be clarified in a subsequent addendum.

Question 19:

Please confirm if all the metering in Section 25 05 10 1.12.8.2 is required?

Answer 19:

Domestic water metering for the entire building is required. Cold and hot domestic water metering, as well as sub-meters to separate what is used as process water, is required. The specification section noted above will be modified in subsequent addendum to reflect this.

Question 20:

Most of our subtrades have mentioned that they require more time to prepare their quotes. There have requested so many RFI questions and waiting for the clarification as well. And next week is a Canada day long weekend and most of the staff are taking vacation next week. We would like to request an extension by three (3) weeks.

Answer 20:

Please refer to the response provided in Addendum#1 regarding the extension.

Question 21:

Please confirm if all these integrations to the BAS are required as per section 25 05 10 1.12.3?

Answer 21:

The specification section noted above will be reviewed and updated in a subsequent addendum to reflect the actual BAS integration required.

Question 22:

For Drawing C-03, could you clarify the diameter of the proposed watermain that connects to the building, existing well and relocated contractor trailers? Could you also clarify the INV and T/G elevations for the proposed watermains?

Answer 22:

75mm diameter PVC; the depth of cover is approximately 1.8m, refer to C-02 for existing grade elevations.

Question 23:

In Drawing C-03, it showcases the 600mm HDPE STM from the Mcminnows Pond to the Proposed 600x600 CB-7. Within the Removal Plan C-01, it also showcases a STM pipe in the same exact location as the 600mm HDPE STM pipe. Just to clarify, are we required to remove the STM pipe that's existing within this location and install a new 600mm HDPE STM and CB or are we only removing the CB and connecting it to the existing STM pipe? Please Clarify the required work for this section.

Answer 23:

The existing storm pipe is to be replaced with a new one. There is an Up-Flo filter manhole between the pond and MH-7.

Question 24:

Please clarify the scale on Drawings E0-11, & E0-21 for quantifying site conduits and wiring.

Answer 24:

The drawing scale to be clarified is specified in a subsequent addendum.

Question 25:

In Drawing C-03, there is a connection of a watermain pipe from the existing garage to the fire tank. Is this a new watermain that needs to be built or just an existing one that needs to be reconnected to the new fire tank? Please clarify

Answer 25:

This will be clarified in a subsequent addendum.

Question 26:

The roofing spec. section 07 52 00, item 2.7.2 says insulation for roofing to be Mineral Wool Roof Insulation. But, as per roof assembly shown on drawing A010, Roof type R1, R2 & R3 receive Poly iso insulation. Please advise which one to follow?

Answer 26:

Section 07 52 00 - Modified Bituminous Membrane Roofing
Delete Item 2.7.2 and renumber the remaining items.

Question 27:

Please confirm the correct asphalt pavement profile we are to follow. The pavement profile noted in the Engtec Geotechnical Report (Table 5: Recommended Asphaltic Concrete Pavement Structure) differs from what is shown on Sheet C-13, detail 3.

Answer 27:

This will be clarified in a subsequent addendum.

Question 28:

Dwg C-01 shows removal of existing utilities including Sanitary, Storm, Watermain. Please provide their size, depth and respective elevation.

Answer 28:

Sanitary: 150mm diameter PVC, 2.5-3m depth, refer to C-02 for existing grade elevations.

Storm: 300mm – 600mm diameter HDPE, 1.5-1.8m depth, refer to C-02 for existing grade elevations.

Watermain: 100mm diameter PVC, 40mm diameter Copper, 1.7-2.2m depth, refer to C-02 for existing grade elevations.

Question 29:

Dwg C-03 shows proposed watermain connected to proposed office expansion & temporary staff trailer. Please advise the size of watermain and invert level.

Answer 29:

40mm diameter Copper, the depth of cover is approx. 1.8m, refer to C-02 for existing grade elevations.

Question 30:

Dwg C-03 shows Oil Grid Separator. Please provide spec. including the size.

Answer 30:

HydroDome HD 10 (3000mm Diameter) or equivalent.

Question 31:

Site plan drawings E-011, E-021, E-022 don't have a scale and are unable to measure. Please provide the drawings with scale.

Answer 31:

The drawing scale to be clarified is specified in a subsequent addendum.

Question 32:

The single line diagram on Dwg E1-02A shows Hydro owned pad mounted Transformer & incoming underground primary service by Hydro. But, the note 17 says contractor shall provide incoming power cable. Both statements contradict. Who is responsible for the primary service? Please clarify.

Answer 32:

The Contractor shall provide incoming primary services cabling in accordance with Drawing E1-02A, Note 17. Hydro One will provide the pad mount transformer. Contractor shall provide the transformer concrete pad per Dwg 5/E6-01.

Question 33:

The drop count table shown on drawing E7-01 seem to be off in terms of the drop counts we get from the drawing take-offs, for example, we count (50) CAT6A data drops and (14) WAP drops (shown on drawing E4-01), but the table lists (65) data, and (20) WAPs. As well, we count (14) CCTV drop locations (from drawing E4-11), but the table lists (25). Also, the table lists network drops for access door controllers (5) and intercoms (5), but we do not see these indicated or marked on the drawings. Can you please clarify where the drops count on this table have been taken from?

Answer 33:

Quantities provided in Dwg 1/E7-01 are indicative only. The Contractor shall complete quantity take-offs and confirm the exact quantities.

Question 34:

Dwg S001, G- Material item 5 says to ensure that the shop primer or paint is compatible with Spray fireproofing and or the topcoat paint system specified. There in no spray fireproofing spec. provided or not shown on the drawings. Is there any Spray fireproofing requirements in this project? Please Clarify.

Answer 34:

Refer to General Note #K-21 on S002 and refer to the architectural drawings regarding fireproofing requirements. There is no requirement for spray fireproofing per architectural drawings.

Question 35:

Dwg S190 at grid 8 between grid Dz & Ez ask to refer note 9. Note 9 is for thickened slab for non-load bearing masonry partition. Is it note 9 or note 8 which is 330 mm tk SOG for racking area? Please clarify.

Answer 35:

Refer to Note 8; that is the correct one, that is the relocated racking area per drawing A803.

Question 36:

Spec. book has section 05 12 00 Structural Steel and another spec. section 05 12 13 Architecturally Exposed Structural Steel. We are unable differentiate the steel work for both spec. section. Please indicate the Architecturally exposed steel on the drawings.

Answer 36:

Refer to the S300 column schedule for AESS-3 members.

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.

Yours truly,

A handwritten signature in black ink, appearing to read 'Nanda Persaud', with a stylized flourish at the end.

Nanda Persaud

Senior Procurement Specialist
Procurement Office

Attachments: (1) – RFTC-1868-24- TR88179 – 12281-E1 Steel Erection Drawing
(Addendum # 2)