



THE REGIONAL MUNICIPALITY OF YORK

ADDENDUM # 4

BID # RFTC-1868-24-TR88179

DATE: Thursday, July 24, 2025

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

CLOSING DATE: Tuesday, August 19, 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. CLOSING DATE

The closing date for this tender has been extended to **Tuesday, August 19, 2025, 1:00 PM Eastern Standard Time**.

2. SPECIFICATIONS – CONTRACT ITEMS

The Specifications – Contract Items are amended by the addition of the following new items:

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

- Refer to Section 00 0010 Table of Contents
Revise: “Sales Page” to “00 01 07 Specifications Authentication”
Add: 10 14 10 Signage
- Refer to Section 00 01 07 Specifications Authentication
Add: Section 00 01 07 Specifications Authentication in its entirety.
- Refer to Section 00 30 00 Information Documents

- Revise: date of Soil Characterization Report prepared by Engtec Consulting Inc.
- Refer to Section 01 50 00 -Temporary Facilities and Controls
 - Revise: Dimensions of Room 1 and Room 3 under Item 2.2
- Refer to Section 07 61 00–Sheet Metal Roofing
 - Delete: Item 2.1
 - Revise: Item 2.3.1
 - Add: Item 3.3.3.1 and renumber remaining items
- Refer to Section 09 99 99–Materials List
 - Add: WT-2 Wall Tile, FT-1 Floor Tile, FT-2 Floor Tile
- Refer to Section 10 14 10 –Signage
 - Add: Section 10 14 10–Signage in its entirety.
- Refer to Section 10 99 99 –Washroom Accessories Schedule
 - Delete: SB-1, SB-2Add:SC-01, SCR-01
- **UPDATED DRAWINGS**
 - 1: Architectural
 - 2: Structural
 - 3: Mechanical
 - 4: Electrical
 - 5: Civil
 - 6: Landscape

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

Question 1:

Refer to Addendum 2. In Q&A No. 7 revised detail 1/A611 was mentioned but not shown in the addendum. Please provide if there is a new drawing

Answer 1:

Please refer to the updated drawings that are attached to Addendum 4.

Question 2:

- What is the confirmed start date for the construction?
- Please confirm that all the supports for the O/H door motors are within Misc. Steel scope. Please see details 2 to 4 dwg S422.
- Please refer to dwg. S190: Please confirm that the SP2 posts are included on the misc. Steel scope

Answer 2:

- Construction is estimated to start by mid-September. The commencement date will be determined upon the contract award and included in the written notice to commence the Work issued to the Contractor.
- Details for the OH door motor supports have been provided as a guideline only. Final design and drawings for OH door motor supports are to be by misc. metals. Typical all locations. Contractor to submit P.Eng. stamped shop drawings for review prior to proceeding with work.
- All gravity load, lateral load and framing design (including connections) are to be by misc. metals as per 2/S200 notes. The framing shown in 2/S200 serves as a guideline and for reference purposes only. This is indicated in 2/S200 plan notes. Contractor to submit P.Eng. stamped shop drawings for review prior to proceeding with work.

Question 3:

- Please confirm that the door jamb and header dimensions are as indicated in the snapshot below, with X varying based on the wall assembly. Particularly, please confirm that the door jambs and headers thickness is 1/2 inch or 1/4 inch or 3/16 inch as per dwg S421 & S422.

Answer 3:

Bent plate thickness at OH door headers have been provided on structural drawings. Refer to architectural drawings for other details.

Face of bent plate at OH door jambs and headers are to align with adjacent exterior and interior finishes. 25mm semi-rigid insulation is required between existing cold formed channel and inside face of bent steel plate at OH doors as indicated in 2,3/A608.

Question 4:

In some cases (please see previous and next snapshots), there are only cold formed channels for supporting the door jambs and headers. Please confirm if these door jambs and headers should be supported by these existing cold formed channels.

Answer 4:

New CFC framing to be used to support the door jambs and headers are to connect to the existing columns along GL A* & E*. Refer to 5/S422 & 6/S422.

Question 5:

- Please refer to the dwg. A605, det 3 Roof connection - section 2 and A607, det 8 roof access ladder - section: Can you provide the specification and details for the neoprene thermal bracket required at the ladder/sidding and ladder/roof connection?
- Please refer to the dwg. A605, det 3 Roof connection - section 2 and A607, det 8 roof access ladder - section: Please confirm that the HSS 3x3x5/16 will be attached to the structure prior roof and sidding installation, and that the ladders will be installed after, or please advise how the constructive sequence would be.

Answer 5:

- Add specification section 05 50 00
 - Item 2.5.5 Thermal Break: structural neoprene thermal break:
 - .1 Flexural Strength: 25000 psi
 - .2 Tensile Strength: 11000 PSA
 - .3 Thermal Resistance: R value of 0.90
 - .4 Compressive Strength: 48000 PSA
 - .5 Basis of Design Materials:
STB-1, Benchmark Group
- HSS 3x3x5/16 is to be attached to the structure prior roof and siding installation. Ladders to be installed after.

Question 6:

In some cases (please see previous and next snapshots), there are only cold formed channels for supporting the door jambs and headers. Please confirm if these door jambs and headers should be supported by these existing cold formed channels.

Answer 6:

Please refer to answer #04.

Question 7:

Please consider G&S Acoustics and MPS Acoustics products by Spectra-Con Group Inc as acceptable alternates to Armstrong.

Answer 7:

G&S Acoustics and MPS Acoustics are not acceptable alternates to Armstrong. No substitutions are being considered at this time.

Question 8:

Please provide the Base Building Controls contractor.

Answer 8:

The following is a list of pre-qualified vendors for Delta Controls.

viridian Automation Inc.	455 North Service Rd. E., Oakville, Ontario, Canada L6H 1A5
Regulvar Canada	3510 Pharmacy Avenue, Toronto Ontario, Canada M1W 2T7
Ainsworth Inc.	131 Bermondsey Road, Toronto Ontario, Canada M4A1X4

There is no pre-qualified vendor for Reliable Controls.

Question 9:

The VAV's shown in mechanical schedule ME-02 doesn't have any reheat coils, please advise.

Answer 9:

VAV's are only distributing outdoor air from conditioned air at the ERV. Main heating coil located downstream of the ERV is sized to condition the full amount of outdoor air introduced. Refer to updated mechanical drawings under Addendum 4 for details.

Question 10:

Requirement of Electronic trap seal primer? Are all the trap primers to be electric? Please advise.

Answer 10:

Yes. All trap seal primers to be electric as per Mechanical drawings.

Question 11:

Requirement of Underground hangers as per M6-01 drawing. Please advise if hangers are required.

Answer 11:

Support of underground piping to be means and method by the installing contractor. Details are included in the event buried pipe is proposed to be supported by hangers as suggested. Proposed form of support of all buried piping is to be provided by installing contractor for review and approval.

Question 12:

Requirement of vibration isolation pads for AHU, CU. Please advise if vibration isolation pads are required?

Answer 12:

Yes, vibration isolation pads are required for AHU, CU.

Question 13:

The snowmelt system, drawings indicate 480 sq.mts, but per drawing scale it is around 445 sq.mts. Please confirm.

Answer 13:

Allow for 480 sq.m of coverage as per mechanical drawings.

Question 14:

On drawing M1-01 and M4-03 in the mechanical room, there is water treatment skid (WT-1). There is no specification for it. Please clarify.

Answer 14:

Refer to forthcoming mechanical drawings and specifications for updated details and performance.

Question 15:

On the drawing M2-02 there is 3 RTHs and 2 CFs. Is these being existing or new. Please clarify.

Answer 15:

Forthcoming addendum issuance with modified mechanical drawings to clearly capture intent of existing equipment to remain, demolish, relocate and be distinguished from new.

Question 16:

Drawing M2-01 the connection of HGS and HGR to existing unclear. Please clarify.

Answer 16:

Drawing M2-01 to be updated in forthcoming addendum to clarify extents of HGS and HGR intent.

Question 17:

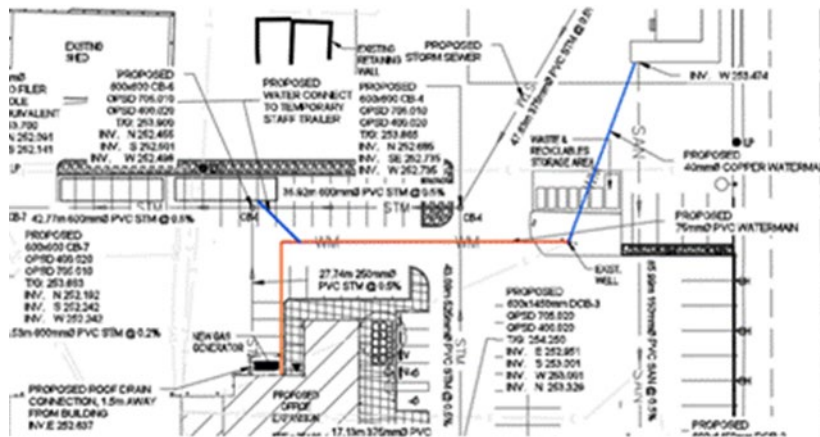
In Addendum #2, Questions 22 and Question 29 seem to contradict. Are there two different pipe sizes along the prop. watermain line or just one? Please Clarify.

There are two types of water lines:

Blue: 40mm diameter copper line running to the staff trailers

Orange: 75mm diameter PVC line running to the proposed building

See below for details.



Question 18:

Could you please advise if the OIRCA requirement for the roofing can be removed, as:

- O.I.R.C.A. is a private corporation with no government connection or affiliation. O.I.R.C.A. membership is not a license, designation or certification, which only governmental self-regulated bodies can issue because this authority is granted by a government statute or regulation.
- O.I.R.C.A., its standards and qualifications are member-created and are not subject to government approval or accountability. There is no mechanism to ensure that O.I.R.C.A. as an association or its standards and qualifications are in line with government standards, which is the case for self-regulated associations.
- O.I.R.C.A. membership is analogous to a brand-specific technical requirement, which creates a bias and reduces competition.

Answer 18:

This requirement **cannot** be removed; the roofing contractor must be an OIRCA member in good standing.

Question 19:

I have noticed, there are 3 (RTH- 1, 2, 3) Radiant Tube Heaters on drawing layout M2-02, but there is no schedule of it in mechanical set

Answer 19:

Refer to Mechanical Equipment Schedules ME-01 for complete schedule in forthcoming addendum.

Question 20:

Scale on drawings e0-11, e0-21 inexistent for measuring all site conduit and wiring

Answer 20:

The updated drawings attached to Addendum #04 include a clarification regarding the scale.

Question 21:

A number of key subcontractors have expressed additional time is required due to the number of outstanding RFI's requiring response too. We are kindly requesting a two (2) extension in order to properly provide a competitive and comprehensive bid that meets the tender requirements.

Answer 21:

Due to the release of updated drawings with this addendum, the closing date has been extended to **August 19, 2025.**

Question 22:

The Cash Allowance related to Inspection & Material Testing (CA4). Can the Region please provide a comprehensive list of what testing / Inspections will be covered under this cash allowance. i.e. excess/contaminated soil testing, compaction testing, concrete & asphalt testing, rebar and structural steel testing, water sampling and testing, including any onsite inspections, and testing requirements. Please clarify.

Answer 22:

Refer to specifications for all required inspection and testing. All required inspection and testing to be covered under Cash Allowance 4 "Inspection & Material Testing".

Question 23:

For W3 wall assembly based on the details and specs do we have to include for fluted siding. There are soffit areas in these locations. Do we carry the same material for the soffits or we include for real cedar soffit. Please clarify

Answer 23:

Refer to Assembly – Soffit S1 on A010.

Question 24:

The width of new metal gutter is not specified. One down spout location as shown on drawing A202 is not sufficient for the system to function properly. Please clarify the width of the gutter, the size, and the number of the down spouts.

Answer 24:

Refer to 5/A604 and 1/A605 for new metal gutter dimensions.
Refer to A202 for indication of two down spouts along GL-1*.

Question 25:

We refer the Fan Schedule on Dwg ME-02. Please provide manufacture and model number for CF-3 to CF-5 and EF-1 to EF-3. Also please provide airflow (CFM) for all fans.

Answer 25:

Refer to updated fan schedule on updated drawing ME-02 included in Addendum 4 issuance.

Question 26:

The remarks column on Registers, Grilles & Diffusers Schedule on Dwg ME-03 says refer to plan for size. Level 1-HVAC plan dwg M2-01 does not show any size for the diffusers and liner diffusers. Please provide the size for all grilles and diffusers.

Answer 26:

Refer to updated drawing M2-01 and ME-03 in future addendum for clarification regarding diffuser sizes

Question 27:

Details 1,2,3 & 7/S400 show insulation below slab on grade. Please advise the vertical & horizontal insulation thickness and indicate the extent of the horizontal insulation on the foundation plan S190.

Answer 27:

Refer to Assembly – Floor F1 on A010 for depth of insulation below slab on grade. Refer to architectural base details on A604, A605, A606, and A607 for thicknesses of rigid insulation adjacent to foundation.

Question 28:

There is a spec. section 09 72 00 Vinyl Films is provided in the Spec. book. But the Vinyl Films is not listed on the section 09 99 99. Is it required? If so, where does this apply? Please advise.

Answer 28:

Surface-applied vinyl graphics are required on doors as indicated on A301 and A302. Refer to 09 72 00 2.1 for product requirements.

Question 29:

Building West elevation 4/A301 shows new insulated metal panel cladding rest on partial height wall approx. 1.15 M from ground level (details 9 & 10/A605). Dwg S190 and the detail 5 & 9/S400 show CIP concrete plinth to support insulated metal panel at ground level. The detail 10/ A605 does not show CIP Concrete plinth. Is it required? Please clarify.

Answer 29:

Where there is existing concrete partial height wall to remain, it shall be left exposed and does not require a CIP concrete plinth. Refer to 5,6/S400 and A301 of Addendum 4.

The new CIP concrete plinth shown in 1/S400, 2/S400 and 9/S400 is non-load bearing and does not directly support any cladding. It only supports self-weight. The concrete partial height wall shown in 5/S400 is existing and is to remain, which matches what is shown in 9/A605 and 10/A605.

Question 30:

Western red cedar is specified in Spec section 07 46 23- (Wood Siding and Soffit). Dwg A301 South elevation between grid 9 to 11 and East elevation between grid Dz to Bz indicate cedar panel cladding. But the floor plan A201 indicate these walls W3. As per exterior wall assembly on dwg A010, W3 is Faux exterior wood slat wall and S1 Faux exterior wood slat soffit. The Spec. section 07 46 23 does not address the soffit. The spec section 07 46 23 and 07 46 43 are confusing. Please clarify.

Answer 30:

Delete Section 07 46 23 - Wood Soffit and Siding.

ADD New Section 06 20 00 - Finish Carpentry; to be issued in subsequent addendum.

Refer to 07 46 43 for W3 faux exterior wood slat wall and S1 faux exterior wood slat soffit.

Question 31:

The detail 9 & 11 / S400 shows CIP concrete plinth. But details 11/A604, 6&8/A605, 9/A606, 5/A607 show precast wall panel. Is it precast or cast in place? If it is precast, there is no precast spec. provided in the tender document. Please clarify.

Answer 31:

All new concrete plinths are non-load bearing CIP. Architectural details to be revised to show CIP concrete plinth in subsequent addendum.

Question 32:

Dwg A201 at grid A* & 3* indicate section 1/A602. The detail 1/A602 indicate high impact Gypsum board on the top. What is the extent? Please indicate the extent on dwg A201 and A701.

Answer 32:

High impact gypsum board extent is indicated where W1A is tagged on A201. Refer to detail 1/A602 in Architectural Addendum 4, which shows the correct W1 wall assembly and confirms that high-impact gypsum board is not required for W1 wall assembly.

Question 33:

Please advise the VAV's shown in mechanical schedule ME-02 have any reheat coils or not

Answer 33:

Please refer to answer#09.

Question 34:

Dwg A803 shows relocated equipment in sign garage 111 & Multipurpose tool/ Parts room 101A. Please advise who's responsibility to the re location of all equipment.

Answer 34:

Contractor is responsible for relocating all equipment.

Question 35:

Garage, wash bay, multipurpose tools/parts room, sign garage on dwg A201 show a circle within a square symbol around existing columns, doors and equipment. What are these? Are these new interior floor mounted bollards? If so, please provide detail including size and foundation detail if required.

Answer 35:

These are new interior floor mounted bollards. Refer to PD1/S016.

Question 36:

As per the answers for Mechanical, Electrical and Architectural works on Addendum 1 and 2 says it will be clarified by subsequent Addendum. Since we are waiting for the addendum the subtrades request more time to absorb the contents of the anticipated addendum to price correctly. Also, more time is needed to circulate the addendum and obtain trade pricing. We, therefore, kindly request at least one week extension to tender closing date.

Answer 36:

Please refer to answer #21.

Question 37:

Note on Detail-3, Drawing C-13 states – “Remove a total of 100mm thick asphaltic concrete and UNDERLYING GRANULAR(S)” Please clarify, if are we to remove and dispose of all “UNDERLYING GRANULARS” as indicated.

Answer 37:

Refer to updated civil drawings in Addendum 4.

Refer to Engtec’s “Geotechnical Investigation for Maintenance Building Expansion” in Addendum 4, which indicates the Contractor is expected to salvage the excavated Granular ‘A’ and Granular ‘B’ materials and stockpile them on-site for potential reuse. The salvaged materials are expected to be reused as Granular ‘B’ Type I material, provided they meet the gradation and quality requirements specified in OPSS.MUNI 1010. Compliance testing shall be performed prior to reuse to confirm material suitability.

Question 38:

Is the block wall along Gridline 2* between Gridlines A* to E* to remain/existing or to be a new block wall? Architectural Drawing A201 tagged this wall as ‘E.P2’ which is existing 190mm block wall to remain, but Structural Drawing S190 and S200 labeled it as ‘W1’ wall (new 240mm CMU). Please clarify whether this block wall is existing to remain or block wall to be demolished and a new block wall to be built.

Answer 38:

The block wall along Gridline 2* between Gridlines A* to E* is existing to remain. Refer to revised S190 and S200 in Addendum 4.

Question 39:

M4-06 Drawing- Detail 1 shows all the gas piping including existing infrared heaters, existing Roof top unit to be demolished. But as per Drawing M2-02 existing infrared heaters are to remain. Please provide clarity.

Answer 39:

M4-06 Drawing- Detail 1 shows all the gas piping including existing infrared heaters, existing Roof top unit to be demolished. But as per Drawing M2-02 existing infrared heaters are to remain. Please provide clarity.

Question 40:

Please provide dimensions & schedule for Intake Air louvers, & Motorized Dampers.

Answer 40:

Refer to updated mechanical drawings in future addendum issuance for clarifications. Motorized damper to be sized based on associated duct size. Any dimensions and relevant information for intake louvers to be noted on plan drawings. A schedule will not be provided.

Question 41:

The spec section 32 33 00 item 2.01 calls for Bench. But the landscape dwgs LP01 & LP02 are not showing any bench. Is it required? Please advise.

Answer 41:

The spec section refers to the bench wall called out in detail 6/LD01 and on LP02.

Question 42:

Detail 4 & 6 on dwg LD01 shows concrete planter seat wall. Please confirm all the walls for those 3 planters need to receive seating finish as detailed on 6/LD01? Also, the planter at the Southeast of the building shows walls on 3 side. West side of the planter does not show any wall but wide border to the entire length. What is it? please clarify.

Answer 42:

The wide gray shaded area indicates the seat wall and is called out to refer to detail 6/LD01. Refer to detail 6/LD01 for condition. Concrete planter seat wall is not required for all 3 planters.

Question 43:

Can we be able to renovate Wash Bay, Garage and Multipurpose tools/ parts room all in the same time? Please clarify.

Answer 43:

Refer to 01 14 00 Work Restrictions, “Appendix H (Part 5) - Site Restrictions and Proposed Phasing Plan”, and “Appendix I - Paving Sequencing Diagram” for York Region’s requirements to maintain their facility operations. The wash bay, garage, and multipurpose tool/ parts room may be renovated at the same time if the contractor can demonstrate that York Region’s operational requirements, and Substantial Performance and Total Performance of the Contract for the project can be achieved. Once the contract has been awarded, the contractor is required to submit a staging plan for the review and approval of the consultant and York Region.

Question 44:

Slope Metal Roof – To match existing Roof colour/finish. Please provide colour/finish of the existing Metal Roof.

Answer 44:

Finish to be galvalume. Refer to updated specification 07 61 00 2.3.1.

Question 45:

Metal Liner – shows in the interior side of the Wall Type W1A as well as on details 3,4/A618 and 2/A609 but section detail 2,3/A602 shows Gypsum Board. Please advise if metal liner is required and provide specification.

Answer 45:

Metal liner on interior side of wall type W1A is required. Please refer to specification 07 21 13 2.2.8 and 2,3/A602 in updated architectural drawings attached to Addendum 4.

Question 46:

Fibre Glass Closure w/10mm diameter weephole shows on Roof connection detail 3/A604, 3/A605 and 2/A610 – Can we use Galvanized Z-girts in lieu of fibreglass?

Answer 46:

Galvanized Z-girts is not acceptable.

Question 47:

North and South Elevation between GL 1*-GL 6 shows IMP from Main Floor to Gutter but Section detail 1,2/A602 shows concrete on the base. Which one to follow, Elevation drawing or the section detail?

Answer 47:

Where there is existing concrete partial height wall to remain, it shall be left exposed. Refer to 9/A605 for bottom of IMP elevation where there is existing concrete partial height wall to remain. Refer to A301 of Addendum 4 for extent of existing concrete partial height wall to remain.

Question 48:

M4-06 Drawing- Detail 1 shows all the gas piping including existing infrared heaters, existing Roof top unit to be demolished. But as per Drawing M2-02 existing infrared heaters are to remain. Please provide clarity.

Answer 48:

Please refer to answer #39.

Question 49:

Confirm Demolition of piping & Duct work is to be done by Demolition contractor or GC and Mechanical trade to cut, cap and make safe ONLY?

Answer 49:

General Contractor to coordinate and determine suitable party to demolish existing piping and duct work, including cut, cap, and making safe.

Question 50:

Is the block wall along Gridline 2* between Gridlines A* to E* to remain/existing or to be a new block wall? Architectural Drawing A201 tagged this wall as 'E.P2' which is existing as per floor plan legend existing wall to remain, but Structural Drawing S190 and S200 labeled it as 'W1' wall (new 240mm CMU). Please clarify whether this block wall is existing to remain or block wall to be demolished and a new block wall to be built.

Answer 50:

Please refer to answer #38.

Question 51:

For any security system device that is existing and remaining, do we need to replace the cable?

Answer 51:

Yes, all cabling shall be replaced as required for final connections into the new IT Room.

Question 52:

Dwg E0-21 note 7 states concrete pole base shall be provided by others. The detail for EV charging station is provide o the detail 6/E6-02. Please advise the base is in whose scope.

Answer 52:

Concrete bases shall be provided by Electrical Contractor. Scope clarified under Addendum 4.

Question 53:

Section 10 14 54 -Traffic signage is provided in the tender document. We could not see these on the site plan A053, A054 or A056. Where do these apply? Please clarify.

Answer 53:

Refer to A054 indicating requirement for designated smoking area sign and accessible parking signs as per York Region standards. Refer to “Appendix C (Part 6.8) Facilities Signage and Insert Guidelines”.

Question 54:

Detail 18/A852 show York region sign and dwg A301 shows no smoking sign. There is no specification in the tender document. Please provide the specification.

Answer 54:

Refer to “Appendix C (Part 6.8) Facilities Signage and Insert Guidelines”.
Refer to specification section 10 14 54 – Traffic Signage for requirements of no smoking sign.
Refer to specification section 10 14 10 - Signage to be issued in subsequent addendum for York Region sign.

Question 55:

Dwg A301 show white surface applied vinyl graphic numbering on Overhead doors. Who provide these? Is it by door manufacture or painter or signage contractor? Pleased clarify.

Answer 55:

General Contractor to coordinate and determine suitable subcontractor to supply surface applied vinyl graphic numbering on overhead doors.

Question 56:

We are kindly writing to request a time extension in needed due to the number of outstanding RFI's, and subsequence addendum(s) to be issued by the Region. Please extend the closing date by a min two (2) beyond the issuance of the anticipated last addendum in order to properly provide a competitive and comprehensive bid that meets the tender requirements.

Answer 56:

Please refer to answer #21.

Question 57:

1. M4-06 Drawing- Detail 1 shows all the gas piping including existing infrared heaters, existing Roof top unit to be demolished. But as per Drawing M2-02 existing infrared heaters are to remain. Please provide clarity.
2. Please provide dimensions & schedule for Intake Air louvers, Motorized Dampers.
3. Confirm Demolition of piping & Duct work is to be done by Demolition contractor or GC and Mechanical trade to cut, cap and make safe ONLY?

Answer 57:

1. Refer to Answer #46.
2. Refer to Answer #47.
3. Refer to Answer #57.

Question 58:

Is ECA required for stormwater management ponds?

Answer 58:

York Region already has the ECA for the storm management pond. Refer to attached "ECA NO. 9763-CQ8NML".

Question 59:

In response to Answer No.9, we require further clarification regarding the definition of the Civil Scope. The companies currently listed as prequalified civil subcontractors do not perform all the civil scopes that may be required as part of this tender (e.g., Asphalt, Concrete Flatworks such as curbs and sidewalks). Could you please provide a detailed list of which specific civil scopes must be completed by the prequalified civil subcontractors and which scopes can be completed by subcontractors not listed?

Answer 59:

The following civil scope is to be completed by a prequalified civil subcontractor:

- Pond / swale excavation
- Berm relocation
- Asphalt replacement
- Storm sewer
- Sanitary sewer
- Watermain
- Sidewalk
- Curb
- Bollard
- Fire tanks
- Pavement marking
- Concrete slab

Any civil-related work not listed here remains the general contractor's responsibility.

Question 60: (Question 1 – Addendum 2)

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 60:

Refer to Architectural Addendum 3 for updated specification section 07 61 00 – Sheet Metal Roofing. Updated specifications identify acceptable manufacturers that offer products and systems that meet the roof pitch requirements.

Question 61: (Question 8 – Addendum 2)

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 61:

Equipment schedule #1 ME-01 – Entrance and Unit heater schedule notes revised to refer to section 23 82 10 instead of 23 82 39 in Addendum 4.

Question 62: (Question 9 – Addendum 2)

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

Answer 62:

Drawing M4-02 revised in Addendum 4 to reflect removal of HWS/HWR piping that was serving garage bay heaters (now gas-fired heaters). Requirement for HWS & HWR elsewhere in the project remains as indicated on mechanical drawings. Glycol will still be used to serve the snow-melt areas.

Question 63:(Question 11 – Addendum 2)

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 63:

Drawing M2-01 updated in Addendum 4 includes complete mechanical layout with pipe routings and pipe sizes clearly shown.

Question 64: (Question 12 – Addendum 2)

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 64:

Drawings M1-01 and M1-02 updated in Addendum 4 includes pipe sizes and terminations including compressed air line sizes.

Question 65: (Question 13 – Addendum 2)

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 65:

Mechanical equipment schedules, drawings, and specifications updated in Addendum 4 includes infrared radiant tube gas heater information.

Question 66: (Question 16 – Addendum 2)

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 66:

The drawing scale is clarified in Addendum 4.

Question 67: (Question 17 – Addendum 2)

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 67:

The seismic connection design requirements are to be provided by the manufacturer, based on the site data included in structural design notes in Section B on S005.

Question 68: (Question 18 – Addendum 2)

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 68:

Refer to Answer 67.

Question 69: (Question 19 – Addendum 2)

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

Answer 69:

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 is modified in Addendum 4 to reflect this.

Question 70: (Question 24 – Addendum 2)

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

Answer 70:

The drawing scale is clarified in Addendum 4.

Question 71: (Question 25 – Addendum 2)

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 71:

There is an existing water main pipe that runs from the current garage to the fire tank. This water main pipe does not need to be modified or connected to the new fire tank and can be abandoned. Please refer to the updated drawings attached to this addendum for further details.

Question 72: (Question 27 – Addendum 2)

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 72:

Refer to Addendum 4 - Geotechnical Investigation for Maintenance Building Expansion Road Operations Centre at 3525 Baseline Road, Sutton West, Ontario. Refer to Civil Addendum 4. Please note that all recycled materials must meet both OPSS.MUNI 1010 and York Region standard attached to this addendum.

In all conditions, the existing asphalt (average thickness of 121 mm) must be fully removed prior to reconstruction.

Site Condition 1 – Grade Rise is Greater Than 450 mm

- Install OPSS.MUNI 1010 (recycled crushed concrete) Granular B subbase (variable thickness to achieve design grade);
- Install 150 mm of OPSS.MUNI 1010(recycled crushed concrete) Granular A base;
- Pave with one lift of 80 mm of Superpave SP19 – Cat C base course mix, using PG 58-28;
- Apply tack coat (SS1) to ensure proper bonding between layers as per OPSS.MUNI 1103; and
- Pave with one lift of 40 mm of Superpave SP12.5 – Cat C surface course mix, using PG 58-28.

Site Condition 2 – Grade Rise is Less Than 450 mm

- Install OPSS.MUNI 1010 (recycled crushed concrete) Granular A base (variable thickness to achieve design grade);
- Pave with one lift of 80 mm of Superpave SP19 – Cat C base course mix, using PG 58-28;

- Apply tack coat (SS1) to ensure proper bonding between layers as per OPSS.MUNI 1103; and
- Pave with one lift of 40 mm of Superpave SP12.5 – Cat C surface course mix, using PG 58-28.

Site Condition 3 – Grade Drop is Less Than 250 mm

- Remove existing asphalt pavement to full depth thickness.
- Proof-roll the existing granular layer using a 20 MT fully loaded tandem axle truck to identify soft or unstable zones.
- Granular materials in soft areas shall be excavated down to approximately 400 mm. The excavated areas shall be reinstated with compacted OPSS.MUNI 1010 compliant Granular 'A' material, consisting of recycled crushed concrete.
- Install ~50mm of OPSS.MUNI 1010 compliant Granular 'A' material (OPSS.MUNI 1010 compliant Granular 'A' material, consisting of recycled crushed concrete) to fine grade the surface.
- Pave with single lift of 80 mm of Superpave SP19 – Cat C base course mix, using PG 58-28.
- Apply tack coat (SS1) to ensure proper bonding between layers as per OPSS.MUNI 1103.
- Pave with single lift of 40 mm of Superpave SP12.5 – Cat C surface course mix, using PG 58-28.

Question 73: (Question 31 – Addendum 2)

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 73:

The drawing scale is clarified in Addendum 4.

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,

Nanda Persaud



Senior Procurement Specialist
Procurement Office

Attachments: RFTC-1868-24-TR88179 – Attachment (Addendum # 4) Uploaded separately in the Document Upload section in the bidding website.

(The files listed below have been combined into one attachment)

- Specification Section 00 00 10 - Table of Contents – 7 Pages
- Specification Section 00 01 07 - Specifications Authentication – 1 Page
- Specification Section 00 30 00 – Information Documents – 2 Pages
- Specification Section 01 50 00 - Temporary Facilities and Controls – 15 Pages
- Specification Section 07 61 00 – Sheet Metal Roofing – 9 Pages
- Specification Section 09 99 99 - Materials List – 1 Page
- Specification Section 10 14 10 – Signage – 5 Pages
- Specification Section 10 99 99 – Washroom Accessories Schedule – 2 Pages
- Architectural Addendum No. 04 – 36 Pages
- Structural Addendum No. 04 – 27 Pages
- Mechanical Addendum No. 04 – 197 Pages
- Electrical Addendum No. 04 - 49 Pages
- Civil Addendum No. 04 - 16 Pages
- Landscape Addendum No. 04 - 3 Pages
- Geotechnical Investigation for Maintenance Building Expansion Road Operations Centre at 3525 Baseline Road, Sutton West, Ontario – 3 Pages
- Roadwork Specifications - York Region - Oct 2024 – 163 Pages