



THE REGIONAL MUNICIPALITY OF YORK

ADDENDUM # 5

BID # RFTC-1868-24-TR88179

DATE: Friday, August 01, 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. BID FORM

The following revisions have been made in the Schedule of Prices:

- Item #03 "Supply and Installation of Glycole Snow Melting System as per the requirements outlined in the contract specifications and drawings" has been added to Table C Provisional Items
- Cash Allowance #01 "Excavation, Transportation, Removal, Backfilling, and Disposal of Unsuitable and Contaminated soil materials has been renamed to "Excavation, transportation, removal, backfilling, and disposal of unsuitable or contaminated soil materials that were not identified in the original scope of work, as well as unforeseen site conditions that result in quantity overruns beyond the defined scope"
- Cash Allowance #08 "Supply and Installation of up to 1,000 Tons of Granular A for Soft Spot Remediation" has been renamed to "Supply and Installation of up to 2,000 Tons of Recycled Granular A for Soft Spot Remediation"

4. 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 00 10 – Table of Contents

Add: 06 20 00 – Finish

Delete: 07 46 23 – Wood Siding and Soffit

Add: 23 51 10 – Breeching Chimneys and Vent Stacks

Add: 23 52 16 – Condensing Boilers

Add: 23 55 23 – Gas-Fired Radiant Heaters

Add: 23 58 10 – Electric Heat

Refer to Section 05 50 00 – Metal Fabrications

Add: Item 2.5.5

Revise: Item 2.7

Refer to Section 06 20 00 – Finish Carpentry

Add: Section 06 20 00 – Finish Carpentry in its entirety.

Refer to Section 07 52 00 – Modified Bituminous Membrane Roofing

Delete: Item 1.2.1.1.3

Delete: Item 2.7.2

Refer to Section 08 80 50 – Glazing

Revise: Item 2.4.2

Revise: Item 3.9.1

Revise: Item 3.9.2

Refer to Section 10 14 10 – Signage

Add: Item 1.1.2.2

Add: Item 2.7.1

Add: Item 3.2.6

Refer to Section 10 99 99 – Washroom Accessories Schedule

Add: MR-02, PD-

Drawings:

1: Architectural:

Refer to Drawing A001

Revise: Limiting Distance Calculations to account for mechanical louvers

Revise: Locations and sizes of mechanical louvers

Refer to Drawing A010

Revise: R2 and R3 roof assembly descriptions

Refer to Drawing A301

Revise: Locations and sizes of mechanical louvers

Refer to Drawing A603A

Revise: Wall Section - Exterior Wall at Exist. OH Door Typ.

Refer to Drawing A604

Revise: note for metal roofing system clip

Revise: note "EXTEND CAST-IN-PLACE CONCRETE WALL 200mm BELOW TOP OF INTERIOR SLAB, TYP."

Refer to Drawing A605

Revise: note "EXTEND CAST-IN-PLACE CONCRETE WALL 200mm BELOW TOP OF INTERIOR SLAB, TYP."

Refer to Drawing A606

Revise: note "EXTEND CAST-IN-PLACE CONCRETE WALL 200mm BELOW TOP OF INTERIOR SLAB, TYP."

Refer to Drawing A607

Revise: note "EXTEND CAST-IN-PLACE CONCRETE WALL 200mm BELOW TOP OF INTERIOR SLAB, TYP."

Refer to Drawing A610

Revise: Typ. OH Door Head – Section 2

Refer to Drawing A611

Revise: Framing at louvers

Add: Typical Louvre Head – Section 2

Refer to Drawing A851

Revise: Washroom accessory tag

Refer to Drawing A852

Add: LO-01, LO-02, LO-03 tags

2: STRUCTURAL

Refer to attached Structural Addendum No. 05

3: MECHANICAL

Refer to attached Mechanical Addendum No. 05

4: ELECTRICAL

Refer to attached Electrical Addendum No. 05

5: CIVIL

Refer to attached Civil Addendum No. 05

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

Question 1:

Please clarify if the Masonry wall along G/L 2 also require FRP panels within the Wash Bay.

Answer 1:

Masonry wall along GL-2 does not require FRP panels within the Wash Bay.

Question 2:

Note 17 on Drawing E0-21, please confirm exterior existing to remain lights, The circuits will be extending from existing panel (which is to be demolished) to new panel location.

Answer 2:

Existing to remain lighting poles shall be reconnected to new electrical panel L21 indicated on 1/E0-21. Existing circuiting arrangement shall be maintained, provide new conduits, cabling, breakers as required.

Question 3:

The new single line shows new feed (conduit & wiring) for East Salt Dome, Conveyor, Brine Storage Building Panel P2. Please confirm this need all the way new or, are we extending from existing distribution location to new electrical room.

Answer 3:

Provide new conduit and cabling for East Salt Dome, Conveyor, Brine Storage Building Panel P2 to new electrical distribution equipment in new electrical room per electrical drawing E1-02A.

Question 4:

Please Identify the location of Existing Distribution Which is to be Demolished. This information will help us getting the accurate length from existing location to new electrical room.

Answer 4:

See electrical drawing E1-01 for equipment within the existing Electrical Room.

Question 5:

Please confirm cabling required for communication to be CAT6 or CAT6A. The only category of cabling listed is the WAP cabling as per drawing E1-05 to temp locations is CAT6A

Answer 5:

All horizontal cabling shall be CAT6A per electrical drawing 1/E1-05, note B3 and 2/E1-05, note 4.

Question 6:

Please provide the specifications, & schedules for the hose reels.

Answer 6:

See mechanical specifications section 22 30 10 Article 2.26 and 2.27 provided under this tender addendum issuance.

Question 7:

Drawing M1-01 indicates Pressure washers in Equipment room 100A. Please provide the specification and schedule

Answer 7:

See mechanical specifications section 22 30 10 Article 2.26 provided under this tender addendum issuance.

Question 8:

The glass units on this project are specified to be triple glazed units 54 mm thick with 18mm spacers. They won't fit the specified curtain wall system designed for triple glazed units which can take only a 44.5mm thick triple glazed glass infill with standard 13mm spacers. Please clarify if the Architect/Consultant will accept a 44.5mm thick triple glazed glass infill : Also need to know if local Glass Manufacturers equivalent products to the specified Saint-Gobain basis-of-design features will be acceptable.

Answer 8:

Refer to Addendum 5 specification section 08 80 50 – Glazing for revision of 18mm spacers to 13mm spacers for glass types GL-1 and GL-2.

Products from local glass manufacturers are acceptable, provided they meet or exceed the performance requirements of the specified products. The low-emissivity glass must be compatible with the glazing frame.

Question 9:

Roof fall arrest Spec. section 11 21 31 page 7 of 12 item 6 mention vertical lifeline system. The drawings do not show the vertical lifeline. Is it required? Please clarify.

Answer 9:

Vertical lifeline system is not required.

Question 10:

Please provide the specifications, schedules for Hose reels shown on dwg M1-01

Answer 10:

Please refer to Answer 6.

Question 11:

Dwg M1-01 indicates Pressure washers in Equipment room 100A. Please provide specification and schedule. Is it by Mechanical? Please confirm.

Answer 11:

Refer to Answer 7.

Question 12:

Please clarify which Soil Category & Volumes as indicated in table 2.1 ICC ESQS and Table 3.1 ICC ESQS per report (Appendix C (Part 6.15) 00 30 00 Summary of Salt-Impacted and Contaminated Soils April 14, 2025, Engtec) will be captured under the allocated Cash Allowance Item CA1- for the Unsuitable and contaminated Material - Excavation, Transportation, Removal, Backfill, and Disposal.

Answer 12:

Refer to Addendum 5 “Appendix C (Part 6.15) 00 30 00 Summary of Salt-Impacted and Contaminated Soils July 30 2025 Engtec” for estimated amounts of unimpacted excess soil that can be reused in berm construction, salt-impacted excess soil and excess soil with no impacts which is to be reused as Granular B Type I material provided they meet the gradation and quality requirements outlined in OPSS.MUNI 1010; otherwise to be disposed of off-Site, and PHC contaminated soil which is to be sent off-Site. These are to be covered as part of the base scope of work. Contractor is responsible for testing and delineating all excess soils as part of the base scope of work.

Cash Allowance Item CA 1 is provided to cover cost related to the excavation, transportation, removal, backfilling, and disposal of unsuitable or contaminated soil materials that were not identified in the original scope of work, as well as unforeseen site conditions that result in quantity overruns beyond the defined scope. All claims against this allowance must include appropriate supporting documentation, such as field records of site conditions encountered, test results of the excavated soil, environmental reports, quantity measurements, and disposal receipts.

Question 13:

Gutter detail 5/A604 – Shows thermal Clips but not mentioned in Roof Type R1 and Specification 07 61 00. Please advise if thermal clips are required.

Answer 13:

Thermal clips for roof type R1 are not required. Standard clips are acceptable for complete metal roofing system assembly as per specification 07 61 00 2.10.1.

Question 14:

Dwg LP01 shows proposed guardrail c/w post for mounting exterior receptacles for block heaters. What is the extent of this guardrail? Please provide detail and specification.

Answer 14:

Refer to A053 for extent of guardrails along project east parking spaces.

Refer to Addendum 5 specification section 05 50 00 Metal Fabrications.
Refer to Addendum 5 OPSD 912.186/ C-13 for guardrail details.

Question 15:

Although FT-1, FT-2, and WT-2 are shown in the Drawings, there is no specification for them in the Materials List or in the Specifications document. Could you please provide this information?

Answer 15:

Please refer to 09 99 99 – Materials List in Addendum 4.

Question 16

Tile Products a. FT-1 – Please provide product selection for FT-1 as section 09 99 99 Materials list does not contain this item. b. FT-2 - Please provide product selection for FT-2 as section 09 99 99 Materials list does not contain this item. c. WT-2 - Please provide product selection for WT-2 as section 09 99 99 Materials list does not contain this item. 2. Waterproofing – Please confirm extent of waterproofing required. Example: At shower floor and wall tile only? 3. Lunchroom Kitchenette – Elevation 17/A851 indicates WT-1 tile at backsplash whereas RFS does not indicate tile. Please confirm WT-1 is required at kitchenette per elevation.

Answer 16:

1. Refer to 09 99 99 – Materials List in Addendum 4.
2. Waterproofing applies to shower floor tile and shower wall tile only.
3. WT-1 is required at kitchenette per 17/A851.

Question 17: (Question 21 – Addendum 2)

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

Answer 17:

Please see updated specification section 25 05 10 issued under this Addendum.

Question 18:

Within the Soil Management Plan, it mentions that excess fill can be reused to construct the new berm. Just to clarify, does excess fill include the excavated soils from wet utility trenches, building excavation soil, pond excavation soil and any other excavation/soil that occurs on site?

Answer 18:

Refer to Addendum 5 “Appendix C (Part 6.15) 00 30 00 Summary of Salt-Impacted and Contaminated Soils July 30 2025 Engtec” which indicate that only Areas A and B can be reused in berm construction.

Question 19.

Could the region please clarify the basis of design for the SBE-01 Folding Bench located in the architectural drawings?

Answer 19:

Refer to specification section 10 99 99 – Washroom Accessories Schedule for SBE-01 Folding Bench.

Question 20:

For the lockers in drawings A851-A852, the lockers have differentiating locker counts between the floor plan and elevation views, could the region specify the correct number of lockers required for the change rooms?

Answer 20:

Refer to 1/A852 in Addendum 5 which indicates six (6) lockers for Female Changeroom (Room 106), indicating quantities of two (2) LO-01, two (2) LO-02, and two (2) LO-03. Refer to 1/A852 in Addendum 5 which indicates 53 lockers for Male Changeroom (Room 107), indicating quantities of 18 LO-01, 18 LO-02, and 17 LO-03.

Question 21:

For the proposed lockers, could ASI be used as an alternate?

Answer 21:

No substitutions are being considered at this time.

Question 22:

Within the Architectural drawings A851-A852, it lists MR-02, PD-01, SH-01, SP-02 WB-01, and WB-02 as part of the washroom accessory schedule. However, in the contract specifications in section 10 99 99, it does not specify the material and manufacturer required for these washroom accessories. Please clarify the specifications for these items.

Answer 22:

Please refer to specification section 10 99 99 in Addendum 5.

Question 23:

Do the demountable walls require a seismic base connection. DIRT's tape connection allows the base of the wall to adhere to the floor without screwing into the floor. However, if a seismic connection is required that would be possible as well.

Answer 23:

Refer to Addendum 4, Answer 67 and Answer 68.

Question 24:

The specification calls Pivot Doors within the demountable glass partitions. However, the hardware schedule provides a link to hinges. Can you confirm if the doors are to be Pivot Doors or Butt Hinged Doors?

Answer 24:

Pivot Doors are to be installed within the demountable glass partitions.

Question: 25

Lastly, can you confirm if the window film is to be supplied by the demountable supplier for the demountable glass walls?

Answer 25:

Refer to specification section 09 99 99 for WF1 manufacturer and product information. General Contractor to coordinate and determine suitable party to supply window film.

Question: 26

For the proposed Oil Grit Separator in Drawing C-03, could the region please provide dimensions and specifications for the OGS?

Answer: 26

Please refer to Page 26 of “Appendix C (Part 6.5) 00 30 25 North Roads Operation Centre SWM Report” for “HydroDome HD 10” specification.

Question: 27

There are no specs provided for the Soap Dispenser SP-01 and 02 and the toilet paper dispenser TD-01. Please let me know if there is a specific model or if I should quote just a standard model option.

Answer: 27

Please refer to specification section 10 99 99 in Addendum 5.

Question: 28

Please confirm wall type W3 'Faux exterior wood slat wall c/w hidden siding clips' specs; (aluminum longboard, HF - woodgrain, Standing seam woodgrain?)

Answer: 28

Please refer to specification section 07 46 43 for faux exterior wood slat requirements.

Question: 29

Please confirm the following: a) Heat Tracing is by Electrical ? b) Base Building Controls contractor. c) Project schedule (start and finish dates). d) Which trade is responsible to provide 2 station and 3 station Lavatory? e) We would like to exclude all U.S. tariffs; at this stage it is impossible for us to determine the impact of tariffs in the future. f) Any liquidated damages on this project ? g) Requirement of VDC or BIM Modelling on this project. h) All the VAV's shown in mechanical schedule ME-02 doesn't have any reheat coils. i) Bid validity period. j) Requirement of Electronic trap seal primer? All the trap primers to be electric? k) Requirement of Underground hangers as per M6-01 drawing. l) Requirement of vibration isolation pads for AHU, CU. 2. Please confirm if the supply and Install of Hose reels by Mechanical Contractor. If yes, please provide the specifications, schedules of Hose reels. 3. M1-01 Drawing indicates Pressure washers in Equipment room 100A. Provide the specification and schedule and confirm which trade is responsible to supply of the pressure washers. 4. Please confirm if there will be any onsite crane that can be used to lift mechanical equipment. 5. Confirm Excavation, bedding and backfill of underground mechanical systems is by Civil contractor. It would be more cost effective if this scope is done by civil contractor. 6. Confirm Total square footage of snowmelt system. Drawings indicate 480 sq.mts, but as per drawing scale it is around 445 sq.mts.

Answer: 29

a) Refer to mechanical specification section 20 05 33. See updated section issued under this addendum.

b) There is no specified Base Building Controls contractor.

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.

c) Please refer to Article A-1

d) General Contractor to coordinate and determine suitable party to provide 2 station and 3 station Lavatory.

e) Please refer to Appendix A – RFT Particulars – B. Material Disclosure – 3. Tariffs

f) Please refer to Article A-12

g) Please refer to BIM requirements and Asset Equipment OM Load Sheet attached to this addendum.

h) Refer to Addendum 4, Answer 9.

i) Please refer to the bid documents section 1.9 on the Irrevocability Period under Part 1: Invitation and Submission Instructions.

j) Refer to Addendum 4, Answer 10.

k) Refer to Addendum 4, Answer 11.

l) Vibration isolation pads are required. See mechanical specification sections 23 74 16, 23 74 16 and 23 81 26.

2. General Contractor to coordinate and determine suitable subcontractor to supply and install hose reels. Refer to Answer 6 above.

3. General Contractor to coordinate and determine suitable trade to supply pressure washers. Refer to Answer 7 above.

4. General Contractor to coordinate and determine if any onsite crane can be used to lift mechanical equipment.

5. General Contractor to coordinate and determine suitable subcontractor for excavation, bedding and backfill of underground mechanical systems.

6. Refer to Addendum 4, Answer 13.

Question: 30

On the drawing roof assembly R1 & R2 both mentioned, • 2 layers 75 mm Rigid Polyiso insulation • Tapered insulation location and thickness as required to drain In the specification on page 497 under 2.7 Insulation item 2 mentions Mineral Wool Roof (Soprarock DD Plus or Toprock DD) does not mention thickness or R-valued, what is the thickness of this board if required. Also to take in consideration the total thickness of the insulation within comparison of the Hight of the parapet.

Answer: 30

Mineral Wool Roof Insulation is not required. Thermal and tapered insulation shall be closed-cell polyisocyanurate. Refer to Addendum 5 specification section 07 52 00 – Modified Bituminous Membrane Roofing.

Refer to Addendum 5 Assembly – Roof on A010 for insulation thicknesses and minimum effective USI values for each roof assembly.

Refer to A202 for required elevations to determine tapered insulation thicknesses as required to drain. Refer to section details on A604, A605, A606, and A607 for required parapet heights.

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: (4) Uploaded separately in the Document Upload section

1. RFTC-1868-24-TR88179 - Bid Form Revised
2. BIM Requirements Model Development
3. Asset Equipment OM Load Sheet
4. RFTC-1868-24-TR88179 - Addendum # 5 Attachments

(Specification Section 00 00 10 – Table of Contents – 7 Pages
Specification Section 05 50 00 – Metal Fabrications – 10 Pages
Specification Section 06 20 00 – Finish Carpentry – 5 Pages
Specification Section 07 52 00 – Modified Bituminous Membrane Roofing – 20 Pages
Specification Section 08 80 50 – Glazing – 14 Pages
Specification Section 10 14 10 – Signage – 5 Pages
Specification Section 10 99 99 – Washroom Accessories Schedule – 2 Pages

Architectural Addendum No. 05 – 12 Pages
Structural Addendum No. 05 – 4 Pages
Mechanical Addendum No. 05 – 95 Pages
Electrical Addendum No. 05 - 5 Pages
Civil Addendum No. 05 - 2 Pages
Appendix C (Part 6.15) 00 30 00 Summary of Salt-Impacted and Contaminated Soils July 30, 2025, Engtec - 4 Pages)