



REQUEST FOR TENDER WS-RFT-25-061
General Contracting Services for New Fire and Paramedics Response Station

The Corporation of the Town of Whitchurch-Stouffville
Community Services Department

ADDENDUM # 1

1.1 GENERAL INSTRUCTIONS

- .1 Date of issue: August 25, 2025
- .2 All Tenderers are hereby advised that the information contained in the Bidding Documents, issued for the above captioned project, has been amended to include the information contained within this document, and such information is to be covered in the tender submission and shall form part of the *Contract*.

1.2 BIDDER QUESTIONS

Question 1:

For this project, on the drawing, some place it calls for 75mm mulch while for others it calls for 100mm for beds and 150mm for trees. Could you please confirm the depth of mulch?

Answer 1:

The depth of the mulch shall be 100mm for beds and 150mm for trees as indicated in York Region details 1/L1, 2/L1, 3/L1, and 4/L1 – Planting Plan.

Question 2:

Site furnishing suppliers are saying there is discrepancy between appendix and drawings for materials.

The Appendix file and the drawing have conflicting bench model number, I quoted the 510 series from the drawing which I just sent earlier. The one in the appendix file is HDPC material 870 series model which has been phased out already. Also, the bike racks

are different from both documents, I quoted the one in the drawing 100 series surface mount. The appendix doc says MBR-0400-0003. You may need to double check with the LA on which are the correct products – is it the done in the drawing or the appendix doc.

Could you please request an RFI for more clarification

Answer 2:

Bicycle racks shall be provided in accordance with the details indicated on Drawing L1. The bicycle rack detail identified as Detail 6/DSS-1.1 – Detail Sheet Site is deleted

Question 3:

The four fold door spec. call Door Engineering or approved equal, can we price High-speed folding door EFA-SFT® - EFAFLEX to avoid Tariff?

The sectional overhead door spec. call Northern Dock A175A, can we use Richards Wilcox model A175A?

Answer 3:

The depth for the purposes of this RFT, bidders are to price the specified items. A proposed alternate for this item can be submitted for review in accordance with the requirements of Specification section 01 25 00 – Product Substitution Procedures.

Question 4:

The bird film is required in the specification, but we couldn't find them in the drawing, please confirm

Answer 4:

Refer to detail 32/A303 bearing Revision Number 25 issued as part of this Addendum.

Question 5:

- a. Can you please advise if this tender is open for bid by any security vendor, or if the client has an incumbent security vendor that must be utilized. There is mention to use the City's security vendor for the cameras, but doesn't state who that is and if other portions of the security scope can be quoted by others.
- b. Also, there is no spec that I can find that outlines make / model of security equipment required for the project. I assume they would want this new site to integrate with whatever products and systems they use for other City locations etc.

Answer 5:

Response to be issued under subsequent Addendum.

Question 6:

Please extend the RFI date to allow the trades time to review the project data

Answer 6:

Please note the following changes to the tender timeline:

- **Deadline for Questions: Now set for August 29, 2025 at 3:00 PM**
- **Closing Date: Extended to September 16, 2025 at 3:00 PM**

Question 7:

Please confirm the expected date of award.

Answer 7:

The award date will occur prior to the end of the bid validity period as outlined in the RFT.

Question 8:

RFI 03 - Substantial Completion Date

Substantial Completion should be within 390 working days of award. Are Working Days the same as business days? If not, do working days include Saturdays, Sundays and holidays (as the Appendix C document state that a Working Day is any day when the contractor is allowed to perform work)? Note that we need to know the contractual Substantial Completion Date to plan the project to avoid liquidated damages.

Answer 8:

For the purposes of this contract, "Working Day" is synonymous with "Business Day."

Question 9:

We don't see a component in the documents for soil disposal or a soil report, please advise

Answer 9:

Soil report has been issued as part of this Addendum.

Question 10:

Upon review of the specifications it was noted that the following section is missing 05 52 00- Handrails and Railings. Please advise

Answer 10:

Specification Sections 05 52 00 Handrails and Rail has been deleted from the Table of Contents. Refer to updated Table of Contents 00 01 10 issued as part of this Addendum.

Question 11:

- a. Please confirm finish on underside of canopies and if there will be infill framing
- b. Spec 01 35 90.1 Product & Material Identification - are these forms required to be sent with our quote or once awarded?
- c. Would you like for us to carry the rigid insulation & blueskin at the exterior assemblies, including at exterior CMU? - If yes, who is responsible for the z-girts?
- d. Detail 1/DSB-1.1 - is this Fire Trak required? there is only 1 interior F/R wall (P12). Can Regular deep deflection track be used?
- e. Please confirm ceiling finish/detail in meeting rm 3-F labeled 'WPNL'

Answer 11:

- a. **This information will be issued under separate Addendum.**
- b. **The Product & Material Identification in Specification 01 35 90.1 shall be provided after contract award.**
- c. **Allocation of task scope and allocation is the responsibility of the Bidder.**
- d. **Fire Trak is a purpose made solution to ensure continuity of fire separations are maintained at a moveable joint. Use of deep track is permitted provided that the installer verifies that the as-built condition will achieve the equivalent performance.**
- e. **Refer to detail 7/A606 for ceiling detail at Meeting Room 3-F. Finish shall be MP-15 Inspiration – Uniboard. Refer to revised drawing 2/A604 – Millwork Paneling bearing revision 25 issued as part of this Addendum.**

Question 12:

Appendix A - RFT Particulars and the Specifications mention a geotechnical investigation, environmental site assessment and stormwater management report for this site. Could you please provide those documents?

Answer 12:

Refer to the following reports issued as part of this Addendum.

1. **Geotechnical Investigation, Whitchurch-Stouffville and York Region Combined Fire Station/Paramedic, 4902 Aurora Road, dated July 26, 2025, prepared by Patriot Engineering**
2. **A Geotechnical Investigation for Proposed Land Acquisition, 4902 Aurora Road, dated November 2023, prepared by Soil Engineers Ltd.**
3. **Butternut Health Expert's Report, dated August 18, 2024, prepared by Williams & Associates Forestry Consultants Ltd.**
4. **Stormwater Management Brief for a Proposed Fire Station and York Region PRS Station, 4902 Aurora Road, Whitchurch-Stouffville, Ontario, dated March 2025, prepared by Politis Engineering Ltd.**

Question 13:

We hereby request that the question deadline on this tender be extended to provide ample time for review of tender documents.

Answer 13:

Refer to response to Question 6.

Question 14:

- a. Please confirm Light Duty paving is only required at the parking stalls.
- b. Please confirm we are to follow the Light Duty & Heavy Duty Pavement Profiles noted on the "General Notes – Pavement" section on Sheet 100, Notes & Details Plan.
- c. Please confirm if we have the option of using recycled concrete for the granular subbase beneath the asphalt paving?
- d. Please confirm if we have the option of using Granular B, Type 1 in lieu of 50mm crusher run limestone?
- e. Please confirm if we have the option of using Granular A sand and gravel in lieu of 20mm crusher run limestone.
- f. Please provide the geotechnical report if available.
- g. Does the concrete for sidewalk & apron slabs require synthetic fibres? If so, specify the dosage required. The Concrete Mix Schedule on Sheet S1-01 "Slabs on Grade Sidewalks makes reference to Note 2 on the Table which calls for synthetic fibres.
- h. Please confirm we are to follow the SW-1 & SW-2 sidewalk profiles noted on Sheet A002.
- i. Please confirm if we are to follow the Site Plan for the extents of sidewalk as it differs to what's shown on the Grading Plan.
- j. On the Grading plan, please confirm what the dashed lines (red arrow pointing to them) are to represent?
- k. Please confirm if a new sidewalk is required across the driveway entrance?

- l. Additionally, the Site Plan calls for a “reinforced concrete apron” (“RCA”) at the front of the building however the extents are unclear. Please confirm the extents.
- m. Please confirm the length of the Toe Wall southeast of the building? The Site Plan shows the edge of Toe wall further back from the building (10.30m on Site Plan compared to 16.30m on Grading Plan) and as a result the length of the Toe Wall on the Grading and Site Plans differ.

Answer 14:

- a. **There is no Light Duty Asphalt in the project. Heavy Duty Asphalt shall be used at the parking stalls.**
- b. **For the purposes of this RFT, follow the pavement profiles noted General Notes – Pavement section on Sheet 100m, Notes & Details Plan. Also refer to pavement profiles as referenced in the Geotechnical Investigation Report dated July 26, 2024 issued as part of this Addendum. Also refer to Drawing A002 – Assemblies and Notes bearing revision Number 25 issued as part of this Addendum. The pavement profiles in these documents has been revised to be consistent with Sheet 100, Notes & Details Plan.**
- c. **For the purposes of this RFT, bidders are to price the specified items. A proposed alternate for this item can be submitted for review in accordance with the requirements of Specification section 01 25 00 – Product Substitution Procedures**
- d. **For the purposes of this RFT, bidders are to price the specified items. A proposed alternate for this item can be submitted for review in accordance with the requirements of Specification section 01 25 00 – Product Substitution Procedures**
- e. **For the purposes of this RFT, bidders are to price the specified items. A proposed alternate for this item can be submitted for review in accordance with the requirements of Specification section 01 25 00 – Product Substitution Procedures**
- f. **Please refer to the reports issued as part of this Addendum. They match the reports listed in Specification Section 00 30 00 initially issued. They include geotechnical reports for the project.**
- g. **Synthetic fiber reinforcing to be used in sidewalks only. Please refer to Specification Section 03 30 53, Section 2.1.3.10 for Synthetic Fiber reinforcing.**
- h. **For the purposes of this RFT, the sidewalk profiles SW-1 and SW-2 noted on Drawing A002 bearing revision Number 25 shall govern (issued as part of this Addendum).**
- i. **For the purposes of this RFT, the sidewalk extents noted on Drawing A103 bearing revision Number 25 shall govern (issued as part of this Addendum).**
- j. **The dashed lines on the grading plan are a graphic representation of saw cuts in SW-1 sidewalks.
Refer to Drawing A103 bearing revision Number 25 issued as part of this Addendum which provides additional clarification of SW-1 extents.**

- k. A new sidewalk is required across the entrance. It is noted as SW-2. Refer to Drawing A103 bearing revision Number 25 issued as part of this Addendum which provides additional clarification of SW-2 extents.
- l. A reinforced concrete apron (RCA) is required across the front of the apparatus and vehicle bays. It is noted as RCA. Refer to Drawing A103 bearing revision Number 25 issued as part of this Addendum which provides additional clarification of RCA extents.
- m. Response to be issued under subsequent Addendum.

Question 15:

- a. Please confirm Light Duty paving is only required at the parking stalls.
- b. See below image. Please confirm we are to follow the Light Duty & Heavy Duty Pavement Profiles noted on the “General Notes – Pavement” section on Sheet 100, Notes & Details Plan.

GENERAL NOTES - PAVEMENT

1. THE PAVEMENT STRUCTURE SHALL CONSIST OF THE FOLLOWING AND WILL BE CONFIRMED BY A SOILS CONSULTANT AND APPROVED BY THE TOWN:

LIGHT DUTY:	30mm HL3 SURFACE COURSE ASPHALT
	40mm HL8 BASE COURSE ASPHALT
	150mm 20mm CRUSHER RUN LIMESTONE *
	200mm 50mm CRUSHER RUN LIMESTONE **
HEAVY DUTY:	40mm HL3 SURFACE COURSE ASPHALT
	80mm HL8 BASE COURSE ASPHALT (2 LIFTS)
	150mm 20mm CRUSHER RUN LIMESTONE *
	350mm 50mm CRUSHER RUN LIMESTONE **

*EQUIVALENT DEPTH OF GRANULAR 'A' FROM AN APPROVED SOURCE MAY BE SUBSTITUTED UPON OBTAINING WRITTEN APPROVAL FROM THE TOWN.

**EQUIVALENT DEPTH OF RECYCLED CONCRETE OR GRANULAR 'B' FROM AN APPROVED SOURCE MAY BE SUBSTITUTED UPON OBTAINING WRITTEN APPROVAL FROM THE TOWN.

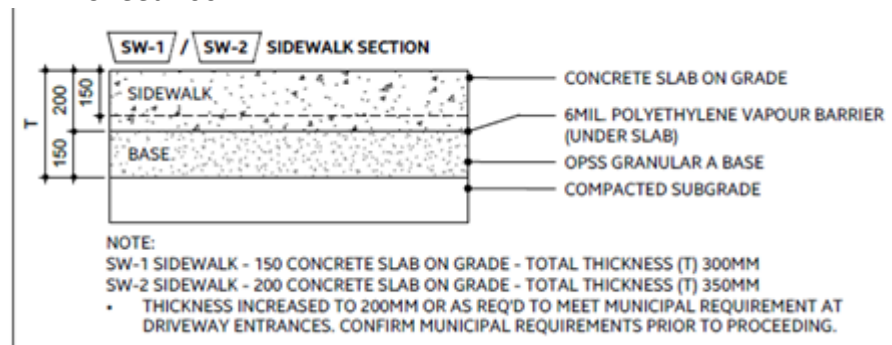
- c. Please confirm if we have the option of using recycled concrete for the granular subbase beneath the asphalt paving?
- d. Please confirm if we have the option of using Granular B, Type 1 in lieu of 50mm crusher run limestone?
- e. Please confirm if we have the option of using Granular A sand and gravel in lieu of 20mm crusher run limestone.
- f. Please provide the geotechnical report if available.
- g. Does the concrete for sidewalk & apron slabs require synthetic fibres? If so, specify the dosage required. The Concrete Mix Schedule on Sheet S1-01 “Slabs on Grade Sidewalks” makes reference to Note 2 on the Table which calls for synthetic fibres. (see below images)

CONCRETE MIX SCHEDULE

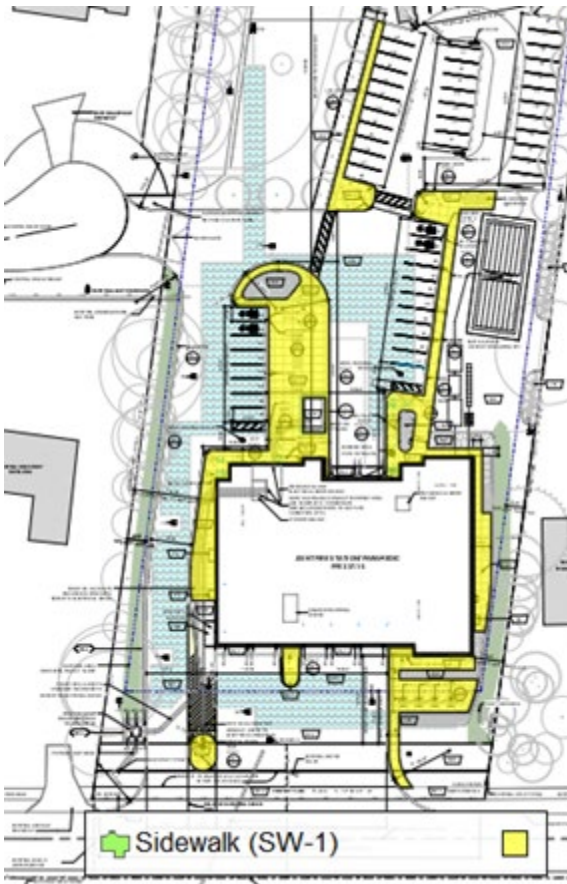
EXPOSURE	ELEMENT	MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS (MPa ¹)	EXPOSURE CLASSIFICATION	NOTES
GENERAL NON-EXPOSED CONCRETE (i.e., NOT EXPOSED TO CHLORIDES NOR FREEZE AND THAW)	FOOTINGS	25	N	
	FOUNDATION WALLS	25	N	
	PIERS	25	N	
	SLAB ON GRADE ² (NOT INCLUDING APPARATUS BAY SLAB)	25		
	LEAN MIX	5	N	
	HOUSEKEEPING PADS	25	N	
	TOPPINGS	25	N	
	UNSHRINKABLE FILL	0.4 MAX.	N	
EXTERIOR EXPOSED CONCRETE EXCLUDING PARKING (i.e., EXPOSED TO FREEZE AND THAW BUT NOT CHLORIDES)	FOUNDATION/RETAINING WALLS	25	F-2	
	PIERS	25	F-2	
	SLAB ON GRADE ² SIDEWALKS	32	C-2	

- 1) STRENGTH SPECIFIED AT 28 DAYS U.N.O IN DRAWINGS AND SCHEDULES
 2) REINFORCED WITH SYNTHETIC FIBERS ADDED AT BATCHING PLANT - SEE SPECIFICATIONS

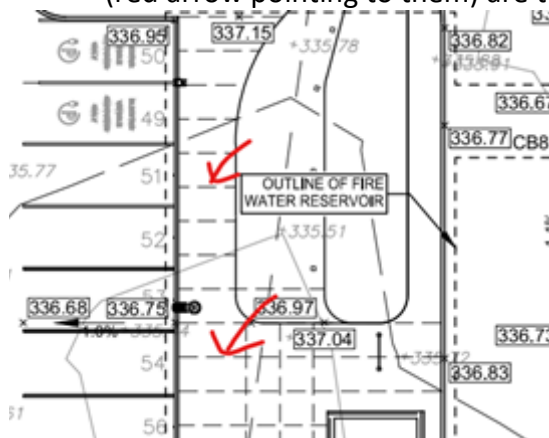
- h. Please confirm we are to follow the SW-1 & SW-2 sidewalk profiles noted on Sheet A002.



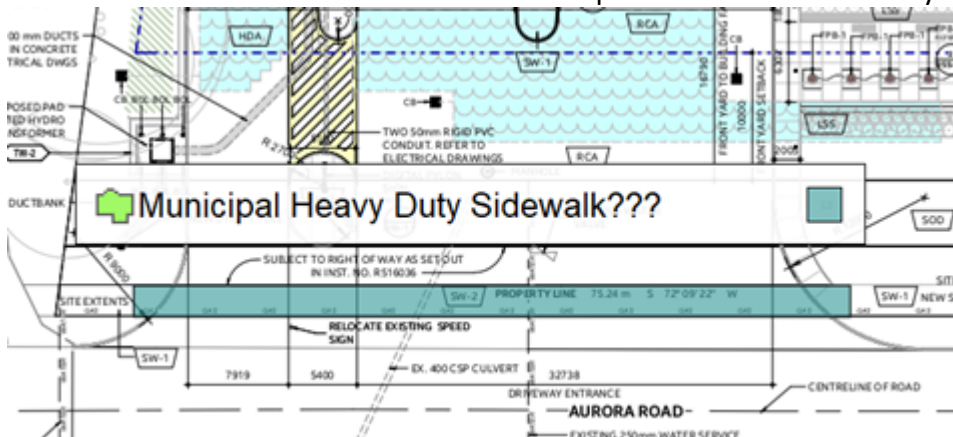
- i. Please confirm if we are to follow the Site Plan for the extents of sidewalk as it differs to what's shown on the Grading Plan.



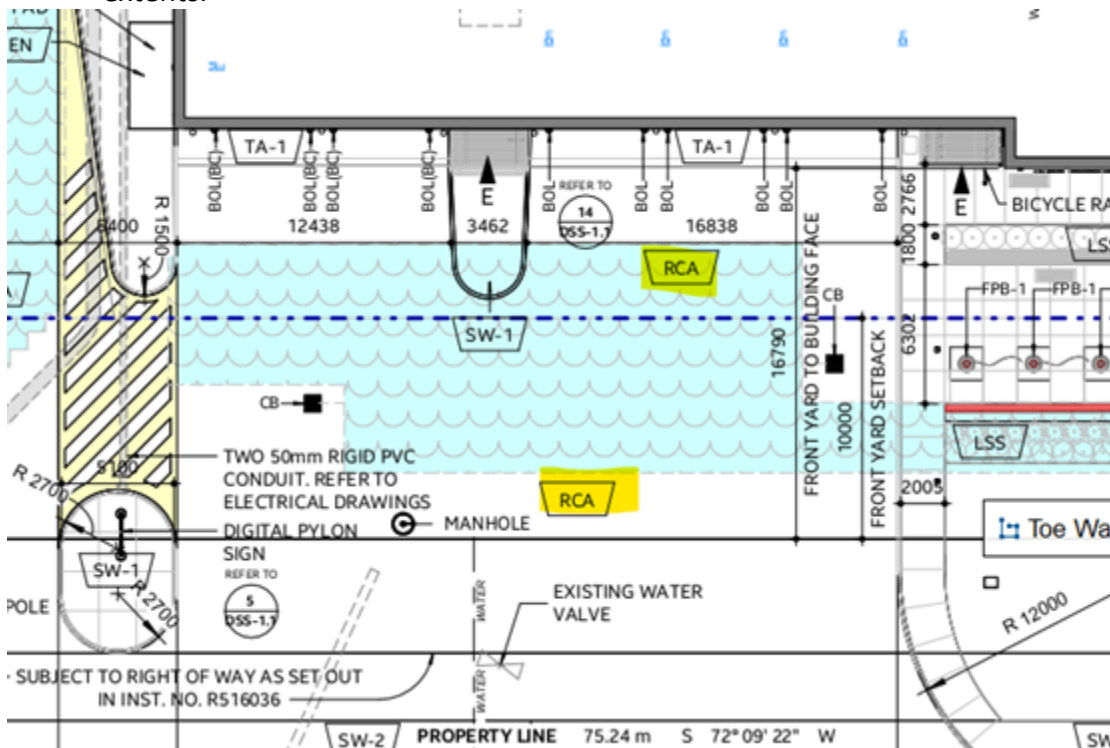
- j. Refer to below image. On the Grading plan, please confirm what the dashed lines (red arrow pointing to them) are to represent?



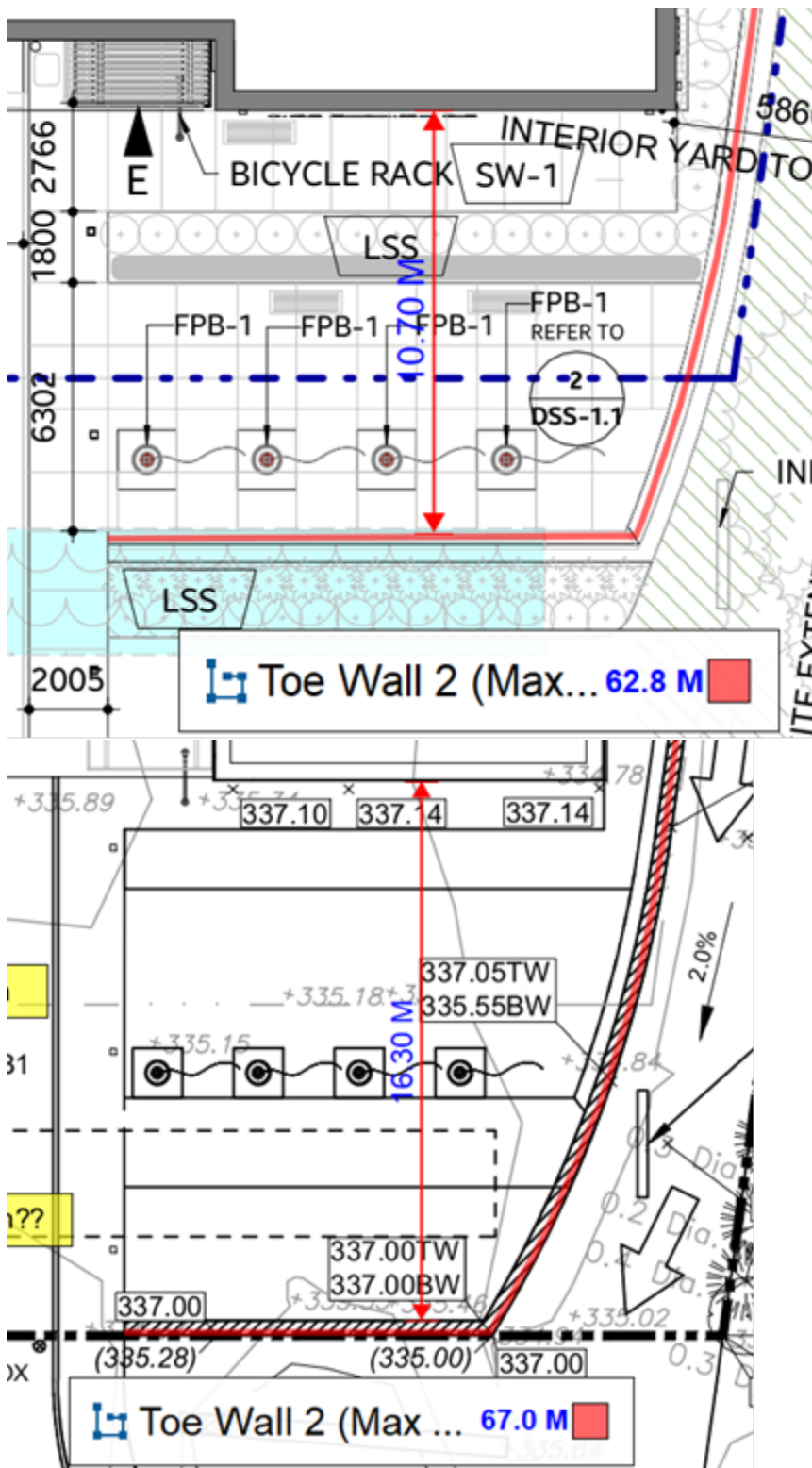
k. Please confirm if a new sidewalk is required across the driveway entrance?



- I. Additionally, the Site Plan calls for a “reinforced concrete apron” (“RCA”) at the front of the building however the extents are unclear. Please confirm the extents.



m. Please confirm the length of the Toe Wall southeast of the building? The Site Plan shows the edge of Toe wall further back from the building (10.30m on Site Plan compared to 16.30m on Grading Plan) and as a result the length of the Toe Wall on the Grading and Site Plans differ.



Answer 15:

- a. Refer to response to question 14 a.
- b. Refer to response to question 14 b.

- c. Refer to response to question 14 c.
- d. Refer to response to question 14 d.
- e. Refer to response to question 14 e.
- f. Refer to response to question 14 f.
- g. Refer to response to question 14 g.
- h. Refer to response to question 14 h.
- i. Refer to response to question 14 i.
- j. Refer to response to question 14 j
- k. Refer to response to question 14 k
- l. Refer to response to question 14 l.
- m. Refer to response to question 14 m.

1.3 AFFECTED SECTIONS OF THE PROJECT MANUAL

- .1 Refer to Section 00 01 01 – Table of Contents (8 pages attached)
 - .1 Replace Section in its entirety.
- .2 Refer to Section 00 30 00 – Information Available for review.
 - .1 The following reports referenced in the section are issued as part of this addendum.
 - .1 Geotechnical report:
 - .1 Geotechnical Investigation, Whitchurch-Stouffville and York Region Combined Fire Station/Paramedic, 4902 Aurora Road, dated July 26, 2025, prepared by Patriot Engineering (32 pages attached).
 - .2 A Geotechnical Investigation for Proposed Land Acquisition, 4902 Aurora Road, dated November 2023, prepared by Soil Engineers Ltd. (30 pages attached).
 - .2 Environmental *Site* Assessment reports:
 - .1 Butternut Health Expert's Report, dated August 18, 2024, prepared by Williams & Associates Forestry Consultants Ltd. (12 pages attached).
 - .3 Stormwater Management reports
 - .1 Stormwater Management Brief for a Proposed Fire Station and York Region PRS Station, 4902 Aurora Road, Whitchurch-Stouffville, Ontario, dated March 2025, prepared by Politis Engineering Ltd. (155 pages attached).
- .3 Refer to Section 07 72 23 – Roof Hatch (8 pages attached)
 - .1 Insert Section in its entirety.

1.4 AFFECTED DRAWINGS

- .1 Refer to Drawing A002 bearing revision Number 25.
 - .1 Replace sheet in its entirety. Changes are clouded.
- .2 Refer to Drawing A103 bearing revision Number 25.
 - .1 Replace sheet in its entirety. Changes are clouded.
- .3 Refer to Drawing A205 bearing revision Number 25.
 - .1 Replace sheet in its entirety. Changes are clouded.
- .4 Refer to Drawing A303 bearing revision Number 25.
 - .1 Replace sheet in its entirety. Changes are clouded.
- .5 Refer to Drawing A601 bearing revision Number 25.
 - .1 Replace sheet in its entirety. Changes are clouded.
- .6 Refer to Drawing A603 bearing revision Number 25.
 - .1 Replace sheet in its entirety. Changes are clouded.
- .7 Refer to Drawing A604 bearing revision Number 25.
 - .1 Replace sheet in its entirety. Changes are clouded.
- .8 Refer to Drawing A605 bearing revision Number 25.
 - .1 Replace sheet in its entirety. Changes are clouded.
- .9 Refer to Drawing A606 bearing revision Number 25.
 - .1 Replace sheet in its entirety. Changes are clouded.
- .10 Refer to Drawing DSS-1.1 bearing revision Number 25.
 - .1 Replace sheet in its entirety. Changes are clouded.
- .11 Refer to Drawing LA-02 bearing revision Number 25.
 - .1 Replace sheet in its entirety. Changes are clouded.
- .12 Refer to Drawing LA-03 bearing revision Number 25.
 - .1 Replace sheet in its entirety. Changes are clouded.
- .13 Refer to Drawing LA-04 bearing revision Number 25.
 - Replace sheet in its entirety. Changes are clouded.

END OF ADDENDUM #1