



Addendum #3
RFT-2025-180
Construction of New Fire Station
New Closing Date: Tuesday September 30, 2025
2:00:00 PM

This Addendum will form part of the RFT document.

In the event of any conflicting or inconsistent information, this addendum will take precedence over all requirements of the original RFT document, and any addenda issued previously.

All other requirements of the RFT document remain the same.

Bidders must acknowledge receipt of this addendum, when submitting their bid.

NOTE: Prior to submitting questions, please review the entire specifications, ensuring to read all the documents in the specific section(s) of the specifications relating to the topic in question.

Where an answer is clearly available from the Tender documents, the question submitted may not be addressed further.

Question 1:

(Question 5 from Addendum #1): There is no piping routing shown for the refrigeration line in Building B (1, 2 & 3). We only have the schematic diagram at the moment. If the routing can be provided, it would be a great help for us to prepare and submit a proper quotation.

Answer 1:

Refer to the following updated drawings M-004, M-005 and M-202, which provide clarification on the specific part numbers for the various VRF components associated with this project. Additionally, bill of materials and refrigerant tree diagram have been included for further clarity. It is important to note that the mechanical engineer will not supply the plan view layout showing refrigerant lines; therefore, the precise routing will need to be coordinated with the general contractor during the installation phase.

Question 2:

Foundation RFIs:

- 1) Footing F4 is not found on structural layout drawing. Please provide the location.
- 2) Footing F5 A – please verify the dimensions and location of the footing, refer to S2.03 Concrete Foundation Wall Schedule (FW10 & FW10p), Concrete Footing Schedule and S2.01 Elevator walls.
- 3) FW4 – Structural detail 08/ S2-03 shows width of wall 340mm, where as the Foundation wall schedule shows width 410mm. Also, for spread footing below wall FW4, schedule shows width 750mm however on the structural drawing S2.01, the measurement shows width 600mm.
- 4) FW6: Please provide location of foundation wall FW6. Not mentioned on S2.01 drawing.

Answer 2:

For clarification,

- 1) Footing 'F4' does not apply, it should be ignored from the "Footing Schedule".
- 2) Footing 'F5A' (1800x1200x400mm Dp.) should not apply at #28-F as it is entirely located within the footing of the 2330mm wide x 400 dp. spread footing under wall 'FW10'
- 3) Wall thickness at #3-20 & U-V is 300mm for 'FW3' wall type onto 750mm wide spread footing. Refer to the following updated drawings S2.01 & S2.02.
- 4) 'FW6' wall is the typical interior stair wall as shown on Plan 1/S6.03 and schedule on drawing S2.03. Refer to the following updated drawings S2.01 & S2.02.

Question 3:

Is there a site survey drawing available? Or can the grading drawing at least be updated to show the existing grades within the proposed building envelope?

Answer 3:

See attached site survey from Van Harten Surveying Inc. dated May 17, 2022.

Question 4:

For the Training Area: civil drawings are showing a granular A and granular B subbase in the details. The landscape drawing is showing this area as 25-50mm river rock without any details. We're assuming the civil drawings are correct for this. Please clarify.

Answer 4:

For clarification, the Civil drawings and Architectural drawing (A-104) should be followed for the granular bases and separate prices no. 1 & 2.
The reference in the Landscape drawings for the gravel area shall be ignored.

Question 5:

Is there a site demolition / Removals plan?

Is there an arborist report available including a tree removal & preservation plan?

Answer 5:

For clarification, there are no site demolition and/or removal plans.
Furthermore, there are no tree removal &/or preservation plans.

Question 6:

1. Who is responsible for supplying mechanical equipment disconnects?
2. Is there any heat tracing? If so, who is responsible for supplying cable and connections?
3. Panel C schedule (E-401) circuits 37/39 and 41/43 error does not show breaker amperage.
4. Panel A1 is shown in two different locations on lighting and power drawings. Please confirm which location to follow.

Answer 6:

- 1) For clarification, refer to Division 26 of the specifications.
- 2) No heat tracing has been specified.
- 3) Circuits to the Airmation exhaust system are to be 2-pole, 15A. The connected load is 230V, 7.3amps. The wiring size shall be 3#12.
- 4) Panel A1 is to be mounted in Storage Room 3: Room # 120.

Question 7:

Has the owner reviewed TKL Group's proposal for the Precast concrete? With there being one pre-qualified / specified subcontractor, have you considered placing this under a cash allowance?

Answer 7:

The precast concrete budget/proposal has been reviewed and included in the overall construction budget for this project and will not be placed under the cash allowance.

Question 8:

I do not see on the Landscape drawing what type of Paver they are wanting to use.

Answer 8:

For clarification, the paver material shall be the "Villanova" from the Rialto Collections, 80mm, 3-piece paving system (mixed-rectangular, square & large rectangles stones) by OAKS Landscape Products.

Furthermore, the ONLY area requiring these paver materials will be the "Patio Area" as noted on the Architectural site plans.

Please disregard the reference to the "proposed concrete unit pavers typ." note on the Landscape drawings that is indicated for the main walkway to the front door entrance and adjacent to the parking stalls. The main walkway is a concrete walkway as noted correctly on the architectural site plan drawings.

Question 9:

We would kindly request an extension to the question deadline by one week and an extension to the closing date of two weeks.

Answer 9:

The Town will extend the Questions Deadline, and will respond to questions and requests received up to **5:00 PM ET on Wednesday September 17, 2025.**

***Due to the extremely tight timelines detailed in this Tender, no further extensions to the Question Deadline will be considered.**

The Town will extend the Submission Deadline. Bids must be received by **2:00 PM ET on Tuesday September 30, 2025.**

***Due to the extremely tight timelines detailed in this Tender, no further extensions to the Submission Deadline will be considered.**

Question 10:

Please confirm if piers are required at GL N31 & K31 (Drawing S2.01). If yes, are you able to confirm the height of the piers.

Answer 10:

For clarification, Piers at #n-31 & K-31 under interior columns were added just in case we need deep excavation &/or local bearing soil conditions in that area. For pricing purposes, the GC shall assume a max. 4'-0" high piers.

Question 11:

Please provide clarifications to the following Ceiling materials/finishes for C4, C5, C9, C10 and C12.

Answer 11:

For clarification,

C4- Is a 12 blade.

C5- Is a 10 blade.

C9- An "Alternating Pattern" has been selected for the Claro Standard White (in a textured finish).

C10- This product has changed to 'Decoustics Impressions' in a S-shaped panel, c/w pre-curved suspension by ceiling manufacturer, all in a wood-like "Walnut" finish.

See attached, 'cross section' of the ceiling in Room 119-Training Room for "information purposes only" as the final design shall be coordinated with the Architect at the time of shop drawings.

C12- This product has changes to 'Tavola Tall' -381mm tall, 50 mm thick, pattern #115, and in a Walnut 8424 finish.

Question 12:

A quick question regarding the epoxy flooring...

Is there a manufacturer/system that you are specifically looking for?

Answer 12:

For clarification, refer to the Architectural Interior Finish Plans for EP-1 (epoxy flooring) for the proposed colours (quantity of 2) and location of these different colours. Also, refer to the Architectural Specifications section 09 67 23 for additional information.

Question 13:

- a) Please stipulate the required specs of Spray Fireproofing (i.e., materials, performance criteria, density, bond strength, etc.)
- b) Please advise the actual scope of work on Dwgs pertaining to Spray Applied Waterproofing, apart from the Dam/waterproofing at Elevator

Pit.

- c) Please advise whether the Waste Bins (within refuse enclosure) to be supplied and installed by the G.C or by the Owner? Please specify the Specs if it's required.
- d) With this post-disaster building being subject to seismic conditions, please confirm this will apply to all ceiling assemblies?

Answer 13:

- a) Use listed ULC Design No. D814 (min. 1-1/2hr.) for the applicable areas as noted (as 1hr.) on the architectural drawings.
- b) The entire exterior perimeter of the building's foundation walls shall be waterproofed with MEL-ROL waterproofing membrane by W.R. Meadows. (see attached data sheet).
- c) Waste Bins will be supplied and installed by Owner.
- d) Whether or not it's a post-disaster building, the seismic design of non-structural components and their connections shall be in compliance with cl.4.1.8.18 of OBC'24. Ceiling suppliers should be aware of this part of the code and prepare shop drawings in compliance with its requirements.

Question 14:

Please confirm all new service connections are at the property line and not in the ROW or Street.

Answer 14:

For clarification, all new service connections are located at the property line, and no road disturbance will be required for service connections since the Town has already installed the stubs for the services.

Question 15:

Question from Windows subcontractor:

I've had a chance to look at the Schedule A - Architectural - Tender drawings_Aug.18.2025-rev Aug20th, and I can see the window schedule on G003 and the PLANS # A-208, A-209, A-210, A-211 but I noticed there is no specific mention of which windows require the Apex Classic Sand Blast film.

Do you have a summary of the total number of windows requiring window film for each window in the schedule or do we just count based off the drawing?

Answer 15:

For clarification, although Apex Classic Sand Blast film is specified, at this time none of the windows and/or doors will require this film.

Question 16:

Please confirm foundation walls along and near gridline 33.

Answer 16:

For clarification, the structural engineer drafted Foundation Section 2/S2.02 at this location which shows 'FW2p' 280mm thick wall. This dimension goes from inside face to a dotted line indicated as "O.F. of Conc. Fdn Wall beyond". The wall has a "bumpout" from the outside face of FW2p to support the p/c panels: This dimension shall be obtained from the architectural drawings (Refer to Plan Detail 3/S2.03 for reinf'g).

Drawing S2.02 has been issued for a better understanding of the aforementioned dimensions on section 2. And drawings S2.01 has been issued to clarify wall thicknesses on plan.

Question 17:

The specs. mention water softeners, but there are none shown on the Mechanical Drawings on drawing P-102 a "Water Separator" is shown, but there is nothing mentioned in the specs. please clarify.

Answer 17:

For Clarification, standard of acceptance for the water softening system. Watts CWSTA-200, M4548WTA. Per the attached bulletin. Water softener shall be installed in the water entry room with the hot water tanks and water meter.

The water softener shall be connected ONLY to incoming domestic water line, and NOT the fire line.

Question 18:

a) The fire alarm system drawings and legend indicate the use of speakers/Strobe for notification appliances. However, based on the layout, device symbols, and absence of supporting equipment (e.g., paging microphone, voice control panel, amplifiers), the system appears to be designed as a standard horn/strobe (NAC) system rather than a voice evacuation system. Please clarify.

b) There is a V symbol on Dwg. #E-201 that does not appear on the legend. Please clarify.

c) Please provide spec for 3 light traffic signal.

d) Please clarify this symbol.

Answer 18:

For Clarification:

a) For the purposes of pricing, the system is designed as a standard horn/strobe system. The word speaker shall be interchanged with the word horn. Speaker

was meant to depict the audible horn, and NOT a voice command.

b) Please disregard all 'V' symbols.

c) Fortan three light traffic signal, all yellow, CSA approved, 12" lamps per attached specification sheet.

d) Can you please email the Town a screenshot of the symbol in question.

Question 19:

a) Please provide an allowance or specify manufacturer and series range for brick to be used on the garbage enclosure.

b) S1.01 Masonry Notes 3. Notes masonry walls to be fully grouted. Please clarify if all walls are to be filled solid OR filled at bar locations only, specified in notes 4 and 5.

c) Please provide the specification and colour of the epoxy grout to be tuckpointed as per Spectra Glaze's recommended installation practices.

d) Please clarify the reinforcing for walls labelled P6 on building B3 floor plans.

e) There are many special shapes for spectra glaze blocks however, the only shape that has a partially finished bottom is the bond beam block. Please specify a new lintel schedule using bond beam lintels in order to accommodate the spectra glaze finish on the underside of the blocks. Otherwise, there will be roughly 30mm of exposed concrete block at the tops of all doors.

Answer 19:

a) Supply and install the Premier Plus (90 x 79 x 257) bricks from the Contemporary Series, CLARET-colour in a Velour finish by Brampton Brick.

b) Masonry walls shall be grouted at vertical bars location.

c) Grout colour to be Grey from the manufacturers standard colours.

d) P6 is not a wall, it is a concrete pier, see schedule on drawings S2.03

e) No bond beam lintels for this project. Proceed with steel lintels as per design drawings.

Question 20:

From the structural drawing S2.01, please clarify which line is noting the steps in the footing. Is it the longer gray line or is it the shorter broken lines?

Please clarify if note F1 on drawing S2.01 corresponds only to the corner footing and pier (F2) at Grid Line A-4.

Please clarify that the height of the footing+pier, which is 2.80m, shown on detail 1A/S2.02 is not 'typical', only for footing+pier at grid line A-4.

Answer 20:

SDF. Step Down Footings on Foundation Plan S2.01 are indicated with 'SDF' mark, no matter the line type.

Location and extent as shown on plan are for guidance only and shall be coordinated on site by the General Contractor with a Geotechnical Engineer.

(see note #12)

Construction Note #F1. This note can be found in drawing S2.03, it says that the founding elevations as shown on plan are for guidance only. General Contractor shall be site verifying footing depth with a Geotechnical Engineer based on bearing soil conditions. **It applies to all footings.**

Section 1A/S2.02 Although this is indicated as a Typical Section 'thru' Piers, the **2.8m depth applies only at A-4 (as per plan).**

Question 21:

a) Please confirm the required size (diameter and length) of the threaded rods/anchors that fasten the pedestrian guard base plates to the retaining wall, as the detail on drawing LD-02 only notes that they must extend into a minimum of three courses of wall units but does not specify the actual anchor size.

b) As per sections 4/A700, please confirm the material type for trim.

Answer 21:

a) Guard design and assembly, including their connections, are beyond E.O.R.'s scope of work. Guard suppliers shall submit shop drawings sealed by a P. Eng. for review and approval prior to commencing any work.

b) For Clarification, delete the word 'trim' and replace with 'precast header door detail, see elevations.'

End of Addendum #3