



**Procurement Services Department**

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**TO: ALL POTENTIAL BIDDERS**

**Bid Opportunity: RFP-2025-105 - Station 4-1 Renovations (Pre-qualified Contractors from RFP-2025-063)**

**Closing Date: Tuesday, October 21, 2025 4:00 PM**

**ADDENDUM #2, Issued on: October 16, 2025**

The additions, deletions, clarifications and/or revisions as hereinafter specified, shall become part of the Bid document and shall be considered to have been included in the Bid:

**Failure to acknowledge receipt of Addendum/Addenda in the Bidding System shall result in a Non-Compliant Submissions.**

**This Addendum contains eight (8) pages and four (4) attachments.**

**Additions:**

**Attachment 1:** Architectural Addendum 2, prepared by +VG Architects which includes the following:

- +VG Architects Addendum 1 cover (2 pages)
- Section 00 00 02 Room Finish Schedule (3 pages)
- Section 06 04 00 Architectural Woodwork (5 pages)
- Section 12 52 20 Manually Operated Roller Shades (4 pages)
- Drawing – A7.1 Washroom Plan and Elevations

**Attachment 2:** Electrical Specification “Issued for Permit / Tender” prepared by Smith and Anderson, dated 09-09-2025. (105 pages)

- Electrical Specification was not previously issued and is issued now with this addendum.

**Attachment 3:** Mechanical Specification “Issued for Permit / Tender” prepared by Smith and Anderson, dated 05-09-2025. (71 pages)

- Mechanical Specification was not previously issued and is issued now with this addendum.

**Attachment 4:** Site Plan satellite image showing Contractor staging area / parking space allocation. (1 page)

### **Bidder Questions:**

#### **Question 1:**

Can you kindly confirm the phasing and hoarding plans for this project?

#### **Answer 1:**

Refer to Architectural Addendum 1 that was issued with Addendum #1 on October 8, 2025.

#### **Question 2:**

Can you please confirm that completion date of the project is June 2026 as advised during the site meeting?

#### **Answer 2:**

Yes, substantial performance of the work shall be completed on or before June 30, 2026.

#### **Question 3:**

Kindly confirm where the existing furniture will be stored and if it is the responsibility of the contractor.

**Answer 3:**

The Owner will make arrangements to store the existing furniture in the truck bay. Furniture will be removed in sequence by construction phase.

**Question 4:**

It was mentioned during the site visit that some furniture items will be remove by the owner. Please provide a list of what will still remain and be under the contractor's scope.

**Answer 4:**

The Owner will make arrangements to remove and store all personal belongings, including furniture and workstations, from the work areas.

High density filing shall be relocated by the Contractor as part of their scope of work. High density filing will be emptied by Owner prior to construction start.

**Question 5:**

Please confirm staging area for contractor.

**Answer 5:**

Refer to Addendum 1, clarification 5. Also, refer to attached Site Plan for proposed staging area.

**Question 6:**

Please confirm scope of work in the existing storage room below stairs on the ground floor.

**Answer 6:**

Refer to the drawings and specifications for the work requirements in this area.

**Question 7:**

What type of wall needs to be built in the gym area on drawing A2.2?

**Answer 7:**

Interior partition type DW2.

**Question 8:**

Drawing A2.2 shows new vinyl flooring in the new male washroom. However, drawing D2.2 does not require the existing floor to be removed. Can you clarify which information is right?

**Answer 8:**

Clarify that floor demolition note 2 shall be added to drawing D2.2 in the male washroom area. It is the intention that existing flooring is removed in preparation for new flooring.

**Question 9:**

On drawing D2.1, office #1 [119] - is the entire ceiling and floor being removed or just the shaded area?

**Answer 9:**

As per ceiling demolition note 1, the intent is to remove ceiling and tile to the extents necessary for the enlarged kitchen 109. Expectation is the existing T-bar grid can be reused and modified to suit the new partition installation.

**Question 10:**

Please confirm that the door and wall at stairwell 130 on drawing D2.1 should demo. It is shown with dash line, but no reference number allocated to them.

**Answer 10:**

Yes, door and adjacent walls are to be removed. Refer to demolition legend which indicates dashed line doors and dashed line wall as "to be removed".

**Question 11:**

Can you please confirm if all GWB ceiling shown on drawing A6.2 are considered to be new?

**Answer 11:**

Yes, all areas shown should be considered as new.

**Question 12:**

Are the GWB ceiling shown on drawing A6.1 in corridor 120 and stairwell 121 new or existing to remain?

**Answer 12:**

Yes, all areas shown should be considered as new.

**Question 13:**

Several rooms have noted new blinds to be install, while some don't. Can you please confirm how many blinds (total number) are required for this project?

**Answer 13:**

Refer to Architectural Addendum 2 attached. All exterior windows and new window from New Captain Office 118 to the apparatus bay are to receive new blinds.

**Question 14:**

As per Architectural Specification Index – Mechanical, Electrical & Communication specification are listed but not attached. Kindly provide us the specification for our reference.

Thank you.

**Answer 14:**

Mechanical, Electrical & Communication specifications are issued with this Addendum 2.

**Question 15:**

Please provide:

1. Brand name of access control system
2. Brand name of alarm system

Thank you.

**Answer 15:**

1. There is no change to the access control system for the building.
2. There is no fire alarm system for the building. Smoke detector system and model is given in the "Issued for Tender: electrical drawings.

**Question 16:**

1. Are there specs for cabinet hardware handles, drawer slides etc...
2. Section 02/A9.1 shows the base cabinets with holes for pins for the adjustable shelves but the upper cabinets show recessed pilasters for the adjustable shelves. Which one is correct?
3. What is the finish/material for the Barrier free washroom countertop and skirt drawing A7.1.
4. The description of the cabinetry on the drawings is not your typical cabinet construction. It is very rare if not ever that you would put solid wood edges on cabinet parts and doors and laminate the overtop with plastic laminate. 90% of millwork cabinet construction is a melamine interior with PVC edges and the doors and exterior would be plastic laminate glued to MDF or particleboard. Plywood laminated doors will warp and are not recommended. If we price as per drawings our price will be easily 3x more than other millwork shops. Please ask the Architect if melamine interiors with plastic laminated doors is acceptable.

**Answer 16:**

1. Refer to Architectural Addendum 2 attached and updated specification section 06 04 00 Architectural Woodwork.
2. Pilasters are the requirement. Refer to Architectural Addendum 2 attached and updated specification section 06 04 00 Architectural Woodwork.
3. Refer to Architectural Addendum 2 attached for barrier free washroom vanity details and materials. (Drawing A7.1 re-issued)
4. Requirement for exposed to view millwork finish is hardwood veneer, not laminate. Refer to Architectural Addendum 2 attached and updated specification section 06 04 00 Architectural Woodwork.

**Question 17:**

B.F. WC 104 - Do all walls get tiled or only the 2 walls shown on drawing A7.1(Elevation 1 and 2)?

**Answer 17:**

Refer to Room Finish Schedule issued with this Addendum 2. All four walls and shower enclosure walls to receive tile.

**Question 18:**

Section 0930000 - Is the crack isolation Membrane and epoxy grout required for this project ?

**Answer 18:**

Yes.

**Question 19:**

Please confirm specs for wall tile in B.F. WC 104?

**Answer 19:**

Refer to Architectural Addendum 2 issued with this Addendum for clarification of wall tile products

**Question 20:**

Please confirm specs for Backsplash in Kitchens - Drawings call for White subway tile project ceramica by stone tile by specs have CT-1 and CT-2.

**Answer 20:**

Refer to Architectural Addendum 2 issued with this Addendum for clarification of wall tile products.

**Question 21:**

Please confirm if Vinyl sheet flooring will get integral cove base or resilient base.

**Answer 21:**

Refer to Room Finish Schedule issued with this Addendum 2 for locations of ICB (Integral Cove Base).

**Question 22:**

Section 096500 (3.2.3.3) - 3 mm (1/8 inch) total maximum deviation along a 3000 mm (10') straight edge applied omni- directionally over entire floor area. - This can only be achieved by pouring self-level. Is the intent to have a smooth subfloor or a level surface?

**Answer 22:**

Flat substrate meeting the tolerances identified in the specification is the requirement. However, at shower stalls, flooring shall slope to drain locations.

**Question 23:**

Please confirm that section 096816 is not used in this project.

**Answer 23:**

Correct. There is no carpet flooring for this project.

End of Addendum