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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 28, 2025 4:00 PM**

**ADDENDUM #4, Issued on: October 22, 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 nine (9) pages and three (3) attachments.**

**Additions:**

**Attachment 1:** Architectural Addendum 3, prepared by +VG Architects which includes the following:

- +VG Architects Addendum 3 cover (3 pages)
- Section 00 00 02 Door Schedule (2 pages)
- Section 06 04 00, Architectural Woodwork (7 pages)
- Drawing – A2.2 Second Floor Plan

**Attachment 2:** Communications Drawings “Issued for Tender” prepared by Smith and Anderson, dated 09-09-2025. (7 sheets)

- Communications drawings TC-0.1 through TC-2.2 were not previously issued and are issued now with this addendum.

**Attachment 3:** Original 1991 building drawings for Gorham “Street Fire Station”, drawings A2, A4 and A5.(3 sheets)

- Original building drawings are provided for information on window sizes in response to question 5 of this addendum. Contractor shall be responsible for verifying all sizes in the field.

## **Bidder Questions:**

### **Question 1:**

Please confirm floor heights - floor to deck.  
Thank You.

### **Answer 1:**

Based on original 1991 construction drawings ground floor to 2<sup>nd</sup> floor height is 13'-1 ½" and 2<sup>nd</sup> floor to top of roof steel is approximately 13'-0" but varies depending on roof sloping. The Contractor shall verify all as-built dimensions in the field.

### **Question 2:**

What type of flooring is required in showers' floors, since, the specified materials is sheet vinyl, which is not recommended to be installed in wet areas. Also, which walls in showers require tile as the drawing is calling for two walls only, not sure why the other two walls is not requiring tiles since its a wet area. Please clarify.

### **Answer 2:**

Refer to Addendum 2, question and response 17 and Architectural Addendum 2 updated Room Finish Schedule. Sheet vinyl is intent for shower floors. All shower walls are to be tiled.

### **Question 3:**

What type of base is required. In specifications it suggests flash cove base and standard 4" vinyl base. Please confirm.

**Answer 3:**

Refer to Addendum 2, Architectural Addendum 2 updated Room Finish Schedule for all areas to receive Integral Cove Base (ICB).

**Question 4:**

Please provide a finish schedule for materials and fixtures.

**Answer 4:**

Refer to Addendum 2, for updated Room Finish Schedule and Mechanical and Electrical Specifications issued containing all fixture specifications.

**Question 5:**

I have reviewed the addendum, but the window dimensions are not provided. Could you please provide this information?  
Do you accept alternate roller shade products from manufacturers not listed in the roller shade specifications?

**Answer 5:**

Refer to attached original build drawings A2 (ground & second floor plans), A4 (elevations), and A5 (wall sections). Roller shades are to be selected from the list of manufacturers identified.

**Question 6:**

Opening # D208. It shows 2 HM doors that are sliding and a HM frame. There are existing walls where you want, and normally sliding doors go into between the wall. Can you provide us the detail showing how you want it? Sometimes sliding doors are just on a track and don't have a frame. So, we are not exactly sure what to quote for this

**Answer 6:**

Sliding doors and metal frame as per the drawings. Bypass track system equal to K.N Crowder model C-500. We are not looking for a "pocket" door that recesses into a wall.

**Question 7:**

Are there specs for cabinet hardware handles, drawer slides etc...

**Answer 7:**

Refer to Addendum 2, Architectural Addendum 2 for updated section 06 04 00 Architectural Woodwork for specifications.

**Question 8:**

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?

**Answer 8:**

Refer to Addendum 2, Architectural Addendum 2 for updated section 06 04 00 Architectural Woodwork for specifications. Pilasters is the intent.

**Question 9:**

What is the finish/material for the Barrier free washroom countertop and skirt drawing A7.1.

**Answer 9:**

Refer to Addendum 2, Architectural Addendum 2 and updated drawing A7.1.

**Question 10:**

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 confirm if melamine interiors with plastic laminated doors is acceptable.

**Answer 10:**

Melamine interiors are not acceptable. Refer also to Addendum 2, Architectural Addendum 2 for updated section 06 04 00 Architectural Woodwork

**Question 11:**

Re Communications: On the cover page of the architectural drawings, there is a communications drawing list, but these drawings are not in the tender package. I will add a question about this to the questions that I will be sending you shortly.

**Answer 11:**

Communications drawings as prepared by Smith and Anderson are issued with this Addendum 4.

**Question 12:**

1. Is there any asbestos abatement required? Is a designated hazardous materials report available?
2. Drawing A7.1 B/F washroom and shower shows the washroom accessories required, but what is required in the washrooms and locker rooms on the 2nd floor? Please provide layout or quantities.
3. Are there ceramic wall tiles on the washrooms and locker rooms on the 2nd floor?
4. Are there wall tiles on all 4 walls of the B/F WR and Shower on the ground floor (room 104)?
5. There are some items specified in specification section 10 28 00 which are not indicated on the drawings. i.e servery paper towel dispenser, change table, waste receptacle and paper towel dispenser, shelf for BF washrooms. Are these items to be provided?
6. Where is the specification for the hand dryer?
7. Who is providing the mattresses for the murphy beds? If by the general contractor, please provide full specification
8. Please provide details and specification of the new BBQ area – detail of wood deck, wood guards, metal overhead awning, privacy screen.
9. Who is supplying the BBQ?
10. Is there a base building security contractor that we must use?
11. The Communications drawings listed on the architectural cover page, are not included in the tender package. Please provide.
12. Is there a base building communications contractor that we must use?
13. Please provide specification for the aluminum sliding door and frame – detail 02/A8.2.
14. Is any window film required? Nothing is indicated on the drawings.
15. Please provide specification for the window blinds.
16. There is no specification for the glass shower enclosure indicated in the new

female WC and locker room on drawings A2.2.

17. Please confirm that the appliances (fridge, dishwasher, stove) are being provided by the Owner and the general contractor only has to install.

18. Please confirm that the TV's and new furniture are not in the scope of work.

19. There is a new desk with low partition shown in area 202 on drawings A2.2. There are no details of this desk. Is this in the scope of work or is this by the Owner?

## **Answer 12:**

1. The Town of Newmarket is arranging for a pre-construction designated substance survey. The Town will share the report with the successful Contractor.

2. Refer to Architectural Addendum 3 issued with this Addendum 4 for updated drawing A2.2 and Washroom Accessories specification section 10 28 00.

3. Refer to Addendum 2, question and response 17.

4. Refer to Addendum 2, question and response 17

5. Refer to Architectural Addendum 3 issued with this Addendum 4 for updated drawing A2.2 and Washroom Accessories specification section 10 28 00

6. Refer to Architectural Addendum 3 issued with this Addendum 4 for updated Washroom Accessories specification section 10 28 00

7. Central York Fire Services will provide the mattresses for the murphy beds.

8. Refer to Architectural Addendum 3 issued with this Addendum 4 for description of new wood decking.

9. Central York Fire Services will supply the BBQ.

10. All infrastructure, cabling etc. to be provided by the bidding contractor. Assume final security device connections and commissioning will be completed by the owner.

11. Communications drawings as prepared by Smith and Anderson are issued with this Addendum 4

12. No.

13. Refer to Architectural Addendum 3 issued with this Addendum 4 for Aluminum sliding door.

14. No window film is required.

15. Refer to Addendum #1 – Attachment #1 for the window blind specification.

16. There is no glass shower door. Shower rod is the requirement. Refer to Architectural Addendum 3 issued with this Addendum 4 for updated drawing A2.2 and Washroom Accessories specification section 10 28 00.

17. The appliances (fridge, dishwasher, stove) will be provided by the Owner and the General Contractor will install the appliances.

18. The TV's and new furniture are not in the scope of work.

19. The desk is F.F& E. provided by owner.

**Question 13:**

Drawing A2.1 shows new handrails at stairwell 130, but no details are given.

**Answer 13:**

Refer to Architectural Addendum 3 issued with this Addendum 4.

**Question 14:**

Please provide Responsibility Matrix for furniture, fixtures, appliances, lockers, etc.

**Answer 14:**

Refer to question and response 12 above for items being supplied by the owner.

**Question 15:**

The elevations and detail drawings reference hardwood veneer and hardwood edges on all surfaces, while the general finish note specifies Formica 7412 laminate. These appear to be conflicting directions. Fabricating all millwork using hardwood veneer would be significantly more expensive. Formica laminate is generally more cost-effective and offers better durability against wear and tear.

Additionally, please confirm if white melamine is acceptable for the cabinet interiors?

**Answer 15:**

Formica laminate is not the intent. Hardwood veneer is the requirement. Refer to Addendum 2, Architectural Addendum 2 for updated section 06 04 00 Architectural Woodwork

**Question 16:**

Please provide mechanical, electrical specifications, equipment schedule if there is any

**Answer 16:**

Refer to Addendum 2, for Mechanical and Electrical Specifications issued.

**Question 17:**

Please provide a spec for the aluminum sliding door D203.

**Answer 17:**

Refer to Architectural Addendum 3 issued with this Addendum 4 for Aluminum sliding door.

**Question 18:**

Door D208 calls for a sliding hollow metal door is that correct?

**Answer 18:**

Refer to question and response 6 above.

**Question 19:**

Please provide a spec for the sliding glass on the counter.

**Answer 19:**

Refer to Architectural Addendum 3 issued with this Addendum 4 for sliding door hardware. 6mm thick tempered glass is acceptable, 10 mm as per drawings is not required.

**Question 20:**

Does D120 require an operator? As per the door schedule in Addendum 1 it does but the architectural or electric drawings show no ADO for this door.



**Answer 20:**

Refer to Architectural Addendum 3 issued with this Addendum 4 for updated door schedule.

**Question 21:**

1. B.F. WC 104 - Do all walls get tiled or only the 2 walls shown on drawing A7.1(Elevation 1 and 2)
2. Section 0930000 - Is the crack isolation Membrane and epoxy grout required for this project
3. Please confirm specs for wall tile in B.F. WC 104
4. Please confirm specs for Backsplash in Kitchens - Drawings call for White subway tile project ceramics by stone tile by specs have CT-1 and CT-2.
5. Please confirm if Vinyl sheet flooring will get integral cove base or resilient base.
6. 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?
7. Please confirm that section 096816 is not used in this project.

**Answer 21:**

Refer to Addendum 2 question and responses 17, 18, 19, 20, 21, 22 and 23.

**Question 22:**

Please provide a plumbing fixture schedule for pricing.

**Answer 22:**

Refer to Addendum 2, for Mechanical Specifications issued which include plumbing fixtures.

**Question 23:**

With reference to drawings D2.1 and D2.1 – please provide information about the phases of work. Phases 1 to 4 are not indicated on the drawings.

**Answer 23:**

Refer to Addendum #1 – Attachment #1 for phasing plan A0.1.

End of Addendum