Finance
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Addenda #5 – Additional clarifications from Addendum #3. Specific questions with clarification added as follows:

44, 58, 67, 72, 74, 75, 76, 82, 83, 88, 90, 93, 100 & 101

Renovations for Holland Landing Fire Station in the Town of East Gwillimbury - T-26-05

Closing on April 16, 2026.

Bidders are requested to incorporate the changes/clarifications noted below to the above noted Tender documents in your possession and be governed accordingly.

Where applicable bidders must acknowledge receipt of all addenda issued in the Town's Bids & Tenders Website: https://eastgwillimbury.bidsandtenders.ca

Where there is no evidence of receipt of all addenda, save and except any addenda which the Town deems, in its sole discretion, to be administrative in nature, the bid shall be rejected.

This addendum shall remain attached to and form part of the contract documents.

***All questions below from Addendum #3 highlighted in yellow have modified answers!**

1.1 GENERAL INSTRUCTIONS

.1 Date of issue: April 1, 2026

.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 AFFECTED SECTIONS OF THE PROJECT MANUAL

.1 Refer to Section 00 10 00 – Table of Contents

.1 Section reissued in its entirety to reflect section deleted under this Addendum.

.2 Refer to Section 02 41 19 – Selective Building Demolition

.1 Section issued under this Addendum.

.3 Refer to Section 08 71 00 – Door Hardware

.1 Section reissued under this Addendum to include Door Hardware list.

.4 Refer to Section 10 28 00 – Washroom Accessories and Janitor Accessories

.1 Section reissued under this Addendum to include sanitary napkin disposal specification.

1.3 AFFECTED DRAWINGS

.1 Refer to Existing Drawings A3, A4 and A5 (3 sheets attached)

.1 Architectural As-Built Drawings issued for information. Replace sheet in its entirety. Changes are clouded.

.1 Bind sheets into Existing Drawing Appendix previously issued under this Tender.

.2 Refer to Drawing A000 bearing revision 3 (1 sheet attached)

.1 Drawing reissued in its entirety.

.1 Revisions are clouded.

.3 Refer to Drawing A002 bearing revision 3 (1 sheet attached)

.1 Drawing reissued in its entirety.

.1 Revisions are clouded.

.4 Refer to Drawing A003 bearing revision 3 (1 sheet attached)

.1 Drawing reissued in its entirety.

.1 Revisions are clouded.

.5 Refer to Drawing A004 bearing revision 3 (1 sheet attached)

.1 Drawing reissued in its entirety.

.1 Revisions are clouded.

.6 Refer to Drawing A202 bearing revision 3 (1 sheet attached)

.1 Drawing reissued in its entirety.

.1 Revisions are clouded.

.7 Refer to Drawing A203 bearing revision 3 (1 sheet attached)

.1 Drawing reissued in its entirety.

.1 Revisions are clouded.

.8 Refer to Drawing A204 bearing revision 3 (1 sheet attached)

.1 Drawing reissued in its entirety.

.1 Revisions are clouded.

.9 Refer to Drawing A210 bearing revision 3 (1 sheet attached)

.1 Drawing reissued in its entirety.

.1 Revisions are clouded.

.10 Refer to Drawing A210 bearing revision 3 (1 sheet attached)

.1 Drawing reissued in its entirety.

.1 Revisions are clouded.

.11 Refer to Drawing A210 bearing revision 3 (1 sheet attached)

.1 Drawing reissued in its entirety.

.1 Revisions are clouded.

.12 Refer to Drawing M1.2

.1 Replace drawing with Drawing M1.2-A-1 (1 sheet attached).

.13 Refer to Drawing M2.6

.1 Replace drawing with Drawing M2.6 issued as part of this Addendum (1 sheet attached).

.14 Refer to Drawing M3.4

.1 Replace drawing with Drawing M3.4-A-1 (1 sheet attached).

.15 Refer to Drawing M3.5

.1 Replace drawing with Drawing M3.5-A-1 (1 sheet attached).

.16 Refer to Drawing E4.0

.1 Replace drawing with Drawing E4.0-A-1 (1 sheet attached).

.17 Refer to Drawing E5.0

.1 Replace drawing with Drawing E5.0-A-1 (1 sheet attached).

.18 Refer to Drawing E5.1

.1 Replace drawing with Drawing E5.1-A-1 (1 sheet attached).

.19 Refer to Drawing E6.0

.1 Replace drawing with Drawing E6.0-A-1 (1 sheet attached).

1.4 QUESTIONS & ANSWERS

Question 1:

Can you please confirm that there is no site visit for this project? We could not see any details.

Answer 1:

See Addenda #1

Question 2:

Due to our current workload and capacity, could we please request a two-week extension on the closing date?

Answer 2:

See Addenda #1

Question 3:

Addendum 1 states that Bid closing has been extended but it the date on Bids & Tender hasn't been changed. Kindly update it on B&T as well.

Answer 3:

The Date has now been adjusted in ‘Bids&tenders’

Question 4:

Are there specific base building contractors (Security Access, Sprinkler, Fire Alarm, BAS)?

Answer 4:

Please see specific base building contractors listed below:
Security – Northern Alarm
Sprinkler and Fire Alarm – D&L Fire Protection
BAS – No BAS at this location

Question 5:

What is the expected start date?

Answer 5:

Start date would be early May. Once the tender closes, the Town will review bids and ensure budget etc. but expect the project to start as soon as possible.

Question 6:

Is the reinstall & connect be part of this contract? Is there any specific contractor required to do this? Or it is in mechanical contractors' scope?

Answer 6:

We assume the comment refers to bunker gear washer. Mechanical and Electrical provisions are part of the Base Contract. Reinstall and connection of the washer unit shall be done under the project Cash Allowance. NOTE:

locations and configuration of Mechanical and Electrical provisions at the new locations shall be coordinated with the party doing the reinstall.

Question 7:

Could you please confirm the quantity required for each sign type and their respective locations?

- IS-1: Office/Room Signs (changeable message)
- IS-2: Room Signs (permanent message)
- IS-3: Washroom Signs

Answer 7:

Refer to revised drawing A204 issued as part of this Addendum, Sign locations are identified on the drawing.

Question 8:

The existing fire sprinklers heads are not shown on the drawing. Please provide more details since they need to be replaced during ceiling work

Answer 8:

Please refer to sheet A210 bearing revision 3 issued as part of this Addendum. As part of this contract, the existing sprinkler head configuration will have to be revised to suit the new layouts. The scope of revision applies to branch lines only. 4” mains are expected to remain in the same place. As-Built drawings of the sprinkler system are not available.

Question 9:

According to local distributers of resilient flooring RBF1 & RBF2: American Biltrate: Marathon Oasis, this line has been discontinued. Is that open for replacement?

Answer 9:

Refer to Sheet A204. BF1 and RBF2 (American Biltrite: Marathon Oasis) were not proposed for this renovation project.

Question 10:

There is a discrepancy in the specifications regarding window shades. Section 01 42 13 Page 3 of 17 lists BS (Blackout Shade), while Page 16 of 17 lists WS (3%) and WSBO (Dual Shade 3% + Blackout). Section 12 specifications mention both 3% and Blackout fabrics but do not clarify their locations.

Please confirm whether all window shades are to be 3% or Blackout, or Dual shades (3% + Blackout).

Answer 10:

We assume you are referring to Section 12 24 13 which is only 5 pages. Refer to revised drawing A210 – Reflected Ceiling Plan issued as part of this Addendum. There is a combination of WS and WSBO types. Type and location are indicated on the Drawings. For the purposes of this Tender, the term 'WS' refers to single shades with 3% shade fabric. The term 'WSBO' refers to a dual shade with 3% shade fabric and Blackout fabric.

Question 11:

For the Braille signs, please confirm if UV-printed Braille would be acceptable in lieu of raster Braille signs?

Answer 11:

Provided the signs meet current AODA requirements, UV printed Braille signs are acceptable.

Question 12:

What is the specification of flat mirror?

Answer 12:

Refer to specification section 08 80 00 – Glass and Glazing, paragraph 2.2.5 for product specification. For the purposes of this tender, all flat mirrors shall be 825W x 1200H.

Question 13:

What is the items MI-S(FT) and ST-E(I) indicated under the Specified Items in drawing A003? Please provide specification if these items are required.

Answer 13:

These items are not required. Refer to the Specified Items Schedule on drawing A003 bearing revision 3 issued as part of this Addendum. MI-S(FT) and ST-E(I) have been removed.

Question 14:

Please advise if the ECS c/w strobe, grab bar set, straight grab bar and recessed paper towel dispenser / waste receptacle listed under the Specified Items in drawing A003 are required, as their installation locations cannot be identified in the drawing. Please provide model of ECS c/w strobe, grab bar set, straight grab bar if these items are required.

Answer 14:

Refer to the revised Specified Items Schedule on drawing A003 bearing revision 3 issued as part of this Addendum. ECS c/w strobe, grab bar set, straight grab bar and recessed paper towel dispenser/waste receptacle are no longer in the list.

Question 15:

Please advise whether the turnout gear lockers listed under the Specified Items in drawing A003 are required. If required, please provide the specifications. Also confirm whether the existing lockers are to be removed.

Answer 15:

These items are not required. Refer to the Specified Items Schedule on drawing A003 bearing revision 3 issued as part of this Addendum. References to Turnout Gear Lockers have been removed.

Question 16:

According to plan A310, the quantities for cloth hooks, flat mirrors, soap dispensers, sanitary napkin disposals, and toilet tissue dispensers are 8, 5, 5, 5, and 5, respectively. These quantities differ from those listed under the Specified Items in drawing A003. Please clarify which quantities should be followed for pricing.

Answer 16:

For the purposes of this Tender, the quantities shown on drawing A003 bearing revision 3 issued as part of this Addendum shall govern.

Question 17:

Please provide the name of the following base building contractor
1. Fire alarm
2 Fire sprinkler
3. Mechanical
4. Electrical
5. BAS control

Answer 17:

See answer #4. There is no base building contractor for electrical.

Question 18:

Please advise if there is any mandatory to be required ?

Answer 18:

No.

Question 19:

Is there any after hour works to be required?

Answer 19:

All work can be completed within regular working hours (7am-5pm). If extended hours are requested by the GC, the Town will work with the Fire Department if requested.

Question 20:

Please also provide the base building contractor name for communication and data

Answer 20:

High Tech Communications will be used.

Question 21:

Please advise who the base building contractors are for the fire alarm, security, sprinkler, and control systems. This information is required urgently for us to obtain quotations.

Answer 21:

See answer #4.

Question 22:

Please advise on the type of signage required for each door, as this information is not included in the hardware schedule.

Answer 22:

Refer to the revised drawing A204 bearing revision 3 issued as part of this Addendum. The sign details are listed in the Interior Signs Schedule.

Question 23:

Even though the Hardware Schedule is referenced in the Table of Contents of the Project Manual, we were unable to find it. Kindly provide the door hardware schedule indicating the hardware manufacturer and model numbers. The schedule shown in the drawings does not include this information. If this information cannot be provided, please specify a cash allowance for the hardware.

Answer 23:

Refer to revised Specification Section 08 71 00 Door Hardware issued as part of this Addendum. It includes a hardware schedule at the end of the section of the Project Specifications.

Question 24:

Kindly advise the anticipated construction start date. As the project is subject to a liquidated damages clause, knowing this date is critical.

Answer 24:

Early May is the anticipated start date. The Town will work with the contractor on liquidated damages depending on when the tender is awarded.

Question 25:

Specification Section 01 35 90 references LEED requirements. Is this project pursuing LEED certification? If so, what LEED rating or level is intended, and what responsibilities are expected from the general contractor regarding this?

Answer 25:

LEED certification is not part of the scope of work. Section 01 35 90 shall be deleted form the Project manual.

Question 26:

Please advise whether a site office trailer is required, or if a room in the existing building can be used as the site office.

Answer 26:

A room (or area) in the existing building can be used as a site office.

Question 27:

Please confirm whether abatement work is required, or if it will be carried out by the owner.

Answer 27:

No abatement work is required.

Question 28:

Please provide the locations where roller window shades are required.

Answer 28:

Refer to revised drawing A210 – Reflected Ceiling Plan issued as part of this Addendum. Type and locations are indicated on the Drawings and window shade schedule.

Question 29:

Kindly indicate the required heights and locations for the installation of corner guards.

Answer 29:

No corner guards are proposed for this renovation. Section 10 26 13 is removed under this addendum.

Question 30:

Please provide the height from the finished ground floor level to the underside of the second-floor deck where the new partitions will be extended.

Answer 30:

Refer to sheet 4/A401 bearing revision 3 issued as part of this Addendum.

Question 31:

Please confirm that the new second-floor partitions are to extend to the roof double plate, as shown in the existing building drawing Detail B/S6. Also provide the height of the new partitions to be constructed at the second-floor level.

Answer 31:

Refer to Sheet A401 bearing revision 3, issued as part of this Addendum. Double plate heights are indicated as levels.

Question 32:

Please provide the existing floor finishing plan of the building so we can identify the current flooring types that are to be removed.

Answer 32:

Refer to 1_5 – Appendix – Existing Drawings, drawings A3, A4 and A5 issued as part of this Addendum.

Question 33:

Please confirm that all partitions to be demolished are drywall with metal studs. Also, please provide the heights of the partitions to be demolished on the first and second floors.

Answer 33:

Refer to 1_5 – Appendix – Existing Drawings, drawings A3, A4 and A5 issued as part of this Addendum. Partitions are wood stud. Partitions on Ground floor are to u/s of existing trusses. Partitions on Second floor are to u/s of existing trusses.

Question 34:

A) Please provide the Emergency Lighting specifications.
B) Please provide the occupancy sensor/lighting controls specifications.
C) Drawing note 8 references kitchen outlets, but note 8 appears in the board room for the floor box. Please provide spec of the Floor box.
D) The Kidde P3010B-CA have been discontinued. Its replacement is the 21031471 (20SD10-CA), please confirm this alternate is acceptable.
E) E5 & E6 shows emergency lighting, are these lights required if you have a back up generator for the whole electrical scope of work?
F) I don't see a battery pack to power the remote heads. Is it missing, or are the remote heads self powered?
G) Kindly provide schedule for emergency fixtures and specs.
H) How are the fixtures F2 [RM28] & F1 [RM21] controlled?
I) Kindly confirm that all distribution equipment is existing.
J) What is the FD symbol for?

Answer 34:

A) Emergency lighting specifications are included in the lighting fixture notes; refer to drawing E5.0-A-1 (attached).
B) Sensor/lighting control specifications are included in the lighting fixture notes; refer to drawing E5.0-A-1 (attached).
C) Corrected in Drawing, note 8 revised, to reference the floor box. Floor box specification has been added accordingly. Refer drawing E4.0-A-1 (attached).
D) Revised the Model number -21031471(20sd10-CA) update on the drawing. Refer drawing E6.1-A-1 (attached).
E) Yes.
F) Revised and update on drawing added battery pack and include the specification. E5.0-A-1
G) Added refer drawing E5.0-A-1(attached).
H) Lighting switch added to RM 28 and RM 21 . Refer Drawing E5.0-A-1 (attached).
I) Yes.
J) FD symbol identifies floor drain.

Question 35:

Could you please confirm what the deck heights are per floor for this project?

Answer 35:

Refer to Sheet A401 bearing revision 3, issued as part of this Addendum.
The requested deck heights are indicated as levels on the drawing.

Question 36:

Please provide the locations where tackboards and whiteboards are required, along with their sizes.

Answer 36:

Refer to revised Drawing A204 bearing revision 3. Whiteboard and tackboard locations are identified on the drawing. In all locations, whiteboard dimensions are 1200h X 2400W
Refer to Detail 10/A204 for typical installation requirements.

Question 37:

Please advise the locations where sprayed fireproofing is required and specify the required fire ratings.

Answer 37:

For the purposes of this Tender, spray fireproofing is not required.

Question 38:

What is the height of window W3?

Answer 38:

Refer to revised drawing LA-01 bearing revision 3 issued as part of this Addendum. Window types are shown in plan and sizes shown in elevation.

Question 39:

Glazing is indicated for washroom door No. 36 in the door schedule on Drawing A004. Please provide the elevation for door No. 36.

Answer 39:

Refer to revised Drawing A004 and A24 bearing revision 3 issued as part of this Addendum. Door 36 has been revised to M type.

Question 40:

Could you please confirm where the locations are for BS (Black-out window shades) and WS(window shades), as I was unable to locate them on the drawing.

Answer 40:

Refer to Answer 28.

Question 41:

Please advise whether a continuous opaque strip is required for glazing screens W1 and W2. Also provide the specifications for the opaque film.

Answer 41:

Refer to drawing 1/A004., a continuous opaque strip is required at all glazed locations within W1 and W2 per OBC requirements. The film shall be as follows: Opaque Strip Film - 3M Dusted Crystal (or equivalent).

Question 42:

Could you please confirm where the locations are for BS (Black-out window shades) and WS (window shades), as I was unable to locate them on the drawing.

Answer 42:

Refer to Answer 28.

Question 43:

Please advise whether a continuous opaque strip is required for glazing screens W1 and W2. Also provide the specifications for the opaque film.

Answer 43:

Refer to Answer 41

Question 44:

Please specify the finish and the manufacturer's color product number for the sliding doors.

Answer 44:

Finish is P.lam to later selection from manufacturers standard range. Refer to revised Drawing A004 bearing revision 3 for information related to sliding doors.

Question 45:

Please provide the details and specifications for wood door & frame No. 36.

Answer 45:

Refer to revised drawing A203 bearing revision 3 issued as part of this Addendum. The M36 door type has been updated.
For door specification, refer to Project specification Section 08 14 00 – Wood Doors, issued with this Addendum.

Question 46:

Please specify the required glass thickness and type for the hollow metal door, aluminum doors, and screen.

Answer 46:

For FG type doors, glass shall be 6mm (min.), tempered as indicated in Specification Section 08 80 00. Paragraph 2.2.4.

Question 47:

Please provide the location of the new window type W5 referenced in the Window Schedule on drawing LA-02.

Answer 47:

Refer to revised drawing LA-01 bearing revision 3 issued as part of this Addendum. Glazing references have been revised to avoid confusion with window types.

Question 48:

Please provide the wall infill assembly referenced in Demolition Note 7 on drawing A203.

Answer 48:

Refer to revised drawing A003 bearing revision 3 issued as part of this Addendum. The wall assembly for EX4 has been updated on Sheet A003. The infill wall is to match the existing wall construction.

Question 49:

Demolition Note 12 on Drawing A0.0 indicated creating an opening for new windows. Provide a typical section through the proposed window, including sill details, head /lintel detail, and jamb details. Also advise type of existing exterior finish to be repaired at these locations.

Answer 49:

For proposed window dimensions, refer to drawing LA-01 for W3 window dimensions. For existing wall assembly description EW4 refer to Existing Drawing A3. The wall is wood framed with exterior siding. For the purposes of this Tender, the work associated with framing the opening would be undertaken from the inside. Lintels over new openings shall be in accordance with lintel RL1 as indicated Existing Drawing S3. Opening through the exterior metal siding finish shall be neat and finished with metal trims to match existing adjacent.

Question 50:

On Drawing LA-2, glazing screens W1 and W2 are shown connected to a column at one end. Please provide the construction detail for this column, including how the glazing screens connect to it.

Answer 50:

Refer to revised drawing LA-01 bearing revision 3
There is a quad corner mullion at the glazed corner condition where two window panels meet.

Question 51:

Please confirm whether a drywall bulkhead is required above the lockers in Rooms 42 and 44. If it is required, kindly provide the bulkhead height.

Answer 51:

Refer to revised drawing A210 – Reflected Ceiling Plan bearing revision 3 issued as part of this Addendum. Bulkhead heights are indicated with ceiling tags above finished floor (AFF).

Question 52:

Please provide the bulkhead height in Rooms 09, 20, 35, 39, and 47, as the information currently provided does not indicate these heights.

Answer 52:

Refer to revised drawing A210 – Reflected Ceiling Plan bearing revision 3 issued as part of this Addendum. Bulkhead heights are indicated with ceiling tags above finished floor (AFF).

Question 53:

Specification Section 12 24 13 and Sheet A003 define Window Shades (WS) and Black-Out Shades (BS). However, these tags do not appear on the Window Schedule (Sheet LA-02) or the Floor Plans. Please provide a list of exactly which window types (W1, W2, W3, W5) or which specific rooms require window coverings.

Answer 53:

Refer to Answer 28.

Question 54:

LVT-1 is noted to include underlay; however, LVT-1 is typically installed using a glue-down method and does not require underlay. Kindly confirm if underlay is required for LVT-1.

Answer 54:

LVT flooring shall be installed using a glue-down method. An underlay is not required. Substrate shall be prepared for LVT installation so as to minimize telegraphing imperfections through the finish.

Question 55:

Provide the assembly details for partition type P22 as referenced in drawing LA-02.

Answer 55:

Refer to revised Drawing 1/A003 bearing revision 3 issued as part of this Addendum. The interior wall assembly P22 has been added.

Question 56:

Please provide lintel details, if a lintel is required, for door frames 19B, 09A, 27A, and 27B.

Answer 56:

No lintel is required for door frames 19B, 09A, 27A, and 27B.

Question 57:

Please advise whether any sprinkler modifications are required. If modifications are needed, kindly provide the details along with the existing sprinkler as-built drawings.

Answer 57:

Refer to revised Drawing A210 – Reflected Ceiling Plan bearing revision 3 issued as part of this Addendum. Modifications to sprinkler branches are required to suit new layouts. Existing sprinkler as-built drawings are not available.

Question 58:

Please provide the locations and sizes of access panels required in the drywall ceiling.

Answer 58:

Location of access panels are dependent on installation of systems and equipment. Successful bidder is providing interference drawings noting access panel locations as part of the Contract scope. Locations and quantities are determined through that process.

Question 59:

Please provide the waterproofing specification for shower floors and walls, as it is not included in Specification Section 09 31 00.

Answer 59:

Refer to Specification section Sheet Waterproofing 07 13 26

Question 60:

Please provide the size of the TJI PRO, along with the thickness and type of subfloor required to infill the existing stair opening. Also provide details on how the TJI PRO will be anchored to the existing masonry wall.

Answer 60:

Refer to Drawing A203 bearing revision 3, for subfloor removal and replacement, new floor framing descriptions, and associated notes.

Question 61:

Drawing A204 indicates new flooring at Vestibule 08, Stair Room 25, Vestibule 01, and Laundry and Mechanical Room 22. However, the demolition of the existing flooring in these rooms is not shown on Demolition Plan 2/A202. Additionally, without removing all floor-mounted mechanical equipment in Mechanical Room 22, it will not be possible to remove the existing flooring or install the new flooring. Please clarify.

Answer 61:

Refer to Drawing A204 and Demolition Plan 2/A202 bearing revision 3 issued as part of this Addendum. Floor finishes in Vestibule 08 and 01, Stair Room 25 and Laundry and Mechanical Room 22 are to remain as existing and are not included in the flooring replacement scope.

Question 62:

With reference to 2/A203, please specify the type and thickness of subflooring required for the second floor.

Answer 62:

Refer to Drawing A203 bearing revision 3, for subfloor removal and replacement, new floor framing descriptions, and associated notes.

Question 63:

As per as-built drawing details 2A/S5, B/S6, and C/S6, the existing second-floor subfloor is located at the underside of the bottom plate of the wood stud framing. Cutting the existing subfloor may create instability in the wall framing. If removal of the existing subfloor is required, please advise the exact location where the subflooring is to be cut from the exterior wall.

Answer 63:

To prevent damage to the wall framing, saw cut the subfloor 25mm inch away from the exterior wall interior face. Refer to Detail 3/A203 bearing revision 3.

Question 64:

What is the height of the 2275 mm long Partition Type P1 shown in Room 09 on drawing LA-02? This partition is not shown on the ceiling plan 1/A210 or the floor plan 1/A202.

Answer 64:

Refer to drawing 2/A301 bearing revision 3 issued as part of this Addendum. The Partition Type P1 in Room 09 is a half-height partition with a height of 875 mm to the underside of the countertop. It is intended to support the island and conceal electrical and plumbing services.

Question 65:

Please confirm whether the existing slab on grade is to be removed in the area indicated by Demolition Note 11 on drawing A202 in addition to the existing flooring.

Answer 65:

Refer to revised Drawing A202, Revision 3, issued as part of this Addendum. The existing slab-on-grade and existing concrete base are to remain and shall not be disturbed.

Question 66:

Please confirm that the owner will remove the existing loose furniture and other items where required.

Answer 66:

All loose furniture will be removed by the Town.

Question 67:

Please confirm that the cupboards or shelving indicated in Rooms 04, 04, and 20 will be provided by the owner.

Answer 67:

The above noted items have been removed form the scope. Refer to revised Drawing A202 bearing revision 3 issued as part of this Addendum.

Question 68:

Please provide the height of the existing partitions to be removed from the first and second floors. This information cannot be determined from the existing drawings. Kindly provide the as-built architectural drawings.

Answer 68:

Refer to drawing A3, A4 and A5 which have been added to the existing Drawing set under this Addendum. See also Drawing A401 bearing revision 3. Partition wall heights on both floors is determined by the elevations shown on this sheet.

Question 69:

Please provide the height of the new partition on the second floor. Since the second floor does not have a metal deck, it is unclear to what height the partition should be extended.

Answer 69:

Refer to Answer 68.

Question 70:

Please provide the height of the new partitions in Rooms 05 and 33 on the first floor. Since these two rooms do not have a metal deck, it is unclear to what height the partitions should be extended.

Answer 70:

Refer to Answer 68.

Question 71:

Please provide height of windows where window shades are required.

Answer 71:

Refer to drawing LA-01 bearing revision 3 issued as part of this Addendum. Window dimensions are shown. Shade dimensions shall be determined according to window size.

Question 72:

Are there any locations where structural shoring is required for wall openings?

Answer 72:

Means and methods are strictly within the purview of the successful bidder. For the purposes of this Tender, structural shoring is not anticipated.

Question 73:

Please advise the locations where spray fireproofing is required.

Answer 73:

Refer to Answer 37.

Question 74:

LVT iD Inspiration has been discontinued. Kindly propose an alternative product of similar specification and quality in lieu of LVT iD Inspiration.

Answer 74:

LVT specification has been revised to Proper Oak PCPO by Tarkett. Colour: Ogden 4629 (glue-down). Refer to revised Drawing A204 bearing revision 3 issued as part of this Addendum.

Question 75:

We reviewed Section 08 80 00 and understand the base specification calls for clear Low-E insulated glass units with Solarban 90 (or equivalent), minimum 6 mm glass with a 12 mm air space.
Could you please confirm the final glass make-up for openings W1, W2, and W3, including:
• Whether the lites are required to be tempered or heat strengthened
• The final IGU configuration (e.g., 6-12-6 or other)
• If any openings require safety or laminated glazing
Just want to ensure our pricing reflects the intended glass assembly.

Answer 75:

For W1 and W2 glass shall be 6mm (min.), tempered as indicated in Specification Section 08 80 00. Paragraph 2.2.4.
For W3 units shall be IG units as specified, 6-12-6, Solarban on #2 surface.
For FG type doors and sidelights, glass shall be 6mm (min.), tempered as indicated in Specification Section 08 80 00. Paragraph 2.2.4.
Laminated or safety glass in not required.

Question 76:

Kindly confirm if Canadian Blackboard Company products can be accepted as one of the visual display products for this project.

Answer 76:

For the purposes of this Tender, bidders are to bid the documents. Requests for Substitution shall be done in accordance with Specification Section 01 25 00 Product Substitution Procedures.

Question 77:

It appears that the scale indicated in mechanical and electrical drawings are not correct. Please provide the correct scales.

Answer 77:

Scales are set per sheet. The architectural drawings are at 1:75 on Arch D sheets, while the mechanical and electrical drawings are at 1:35 on A0 sheets.

Question 78:

We kindly request that the tender closing date be extended by one week, as we have not yet received clarification on the items we previously raised.

Answer 78:

Tender has been extended.

Question 79:

Please confirm whether the new conduits are to be concealed within the drywall and masonry partitions or installed surface mounted.

Answer 79:

For the purposes of this Tender, conduits shall be concealed. Where conduit runs are on existing construction where fishing would be difficult, conduit can be surface mounted upon approval by the Consultant.

Question 80:

Please provide the specifications for the new dishwasher.

Answer 80:

There is no dishwasher in the scope.

Question 81:

We would be happy to quote on the signs for the East Gwillimbury fire station, except that the spec calls for raster braille, which is an old, outdated method that has been replaced with UV printed braille. We would offer UV printed braille and not raster braille. Please let me know if this is acceptable.

Answer 81:

Refer to Answer 11.

Question 82:

Please arrange another site visit or provide a complete set of as-built architectural and sprinkler drawings. We need to confirm the types of existing partitions, flooring, and ceilings that will require removal or modification.

Answer 82:

Existing Drawings have been issued as Appendix to this tender. Three Architectural sheets A3, A4, and A5 have been added as part of the Addendum. Existing Sprinkler drawings are not available.

Question 83:

1. With reference to drawing A004, door D36: What does WDP under door type stand for? Please provide specification for this wood door and its wood frame.
2. Please provide specification for the FlexBarn single slide doors. What is the door material?
3. There are a number of detail sections on floor plans A202 and A203 which have no labels and have also not been provided.

4. Is there any asbestos abatement required?
5. **Section 02 41 19 Selective building demolition** is listed in the table of contents, but the specification section is not included in the tender documents. Please provide.
6. What metal fabrications are required? There is nothing on the drawings.
7. With reference to Spec section 0781 00 Spray fire resistive materials – where is this required? There is nothing indicated on the drawings.
8. Are there any door operators required?
9. On drawings A202, main floor new, there is a label "FG01" at existing vestibule 01. What is this? What is required here?
10. There are no specification sections for the carpet, resilient sports floor and LVT flooring.
11. With reference to Spec section 10 11 00 Visual display surfaces – are there any tackboards and whiteboards required?
12. With reference to the specified items listed on drawings A003, there are some "errors." What is ST-E(1)?
13. Please provide quantities of interior signage.
14. Are there any corner guards required?
15. In spec section 10 28 00 Washroom accessories and janitor accessories there are items listed which are not on the specified items listed on drawing A003.
16. Please provide specification for the turnout gear lockers (BG18) referenced on the specified items list on drawing A003.
17. Are there any roller shades required?

Answer 83:

1. Refer to revised drawing A004 bearing revision 3 issued as part of this Addendum. Door 36 has been revised to hollow metal WDP has been removed. The washroom layout and door type have been updated.
2. Refer to revised Drawing A004 bearing revision 3 for information related to Dorm Sliders.
3. Refer to revised drawing A202 and A203 issued as part of this Addendum. Blank references were mistakenly printed.
4. Refer to Answer 27 above.
5. Refer to Specification Section 02 41 19 – Selective Building Demolition issued as part of this Addendum.
6. There are no metal fabrications in the scope of work. Section 05 50 00 is removed under this Addendum.
7. There is no Sprayed Fire-Resistive Material required in the scope of work. Section 07 81 00 Sprayed Fire-Resistive Material (SFRM) is removed under this Addendum.
8. No door operator system is proposed as part of this renovation.
9. Refer to revised drawing A202 bearing revision 3 issued as part of this Addendum. FG01 door tag referred to an existing FG door. The tag has been removed

10. These materials are specified on Drawing A204. Install in accordance with manufacturer's instructions and recommendations.
11. Refer to Project Specification Section 10 11 00 – Visual Display Surfaces issued as part of this Addendum. Locations and details of whiteboards and tackboards are indicated on Drawing A204.
12. Refer to the revised Specified Items Schedule on drawing A003 bearing revision 3 issued as part of this Addendum.
13. Refer to the Interior Signs schedule on revised drawing A204 bearing revision 3 issued as part of this Addendum.
14. Refer to Answer 29.
15. Refer to the revised Specified Items Schedule on drawing A003 bearing revision 3 issued as part of this Addendum.
16. Refer to the revised Specified Items Schedule on drawing A003 bearing revision 3 issued as part of this Addendum. No turnout gear lockers are needed.
17. Refer to revised drawing A210 – Reflected Ceiling Plan issued as part of this Addendum. There is a combination of WS and WSBO types. Type and locations are indicated on the Drawing.

Question 84:

Please provide the height of the existing wall opening in Room 19 where the new door frame will be installed.

Answer 84:

2200mm

Question 85:

Please provide the height of the existing wall opening in Room 27 where the new door frame will be installed.

Answer 85:

2200mm

Question 86:

New floor tile has been specified for Mechanical Room 22. This work requires the removal of the existing hot water tank and other equipment. Please clarify.

Answer 86:

Refer to Drawing A204 – Floor Finish and Furniture Plan issued as part of this Addendum. Floor finishes in Mechanical Room 22 are to remain. No removal or replacement of flooring is needed**.**

Question 87:

New flooring has been specified for the existing kitchen. As such, removal of the existing lower cabinets, oven, dishwasher, and refrigerator is required, even though it is not indicated on demolition Plan 2/A202. Please clarify.

Answer 87:

Flooring installation will begin at the face of the cabinet; no flooring work is required beneath the cabinet

Question 88:

Removal of the existing ceiling in Room 15, Kitchen 12, Reception Area 02, and Corridor 07 is required to facilitate the removal and installation of drainage and plumbing pipes. However, this requirement is not indicated in the drawings. Please clarify.

Answer 88:

Refer to answer 100 below.

Question 89:

Note 3 on Drawing M3.2 indicates that hot water heater DHWT-2 is to be installed on an existing housekeeping pad. However, Demolition Plan 2/A202 shows the existing concrete pad at this location to be removed. Please clarify.

Answer 89:

Refer to revised Drawing A202, Revision 3, issued as part of this Addendum. The existing slab-on-grade and existing concrete base are to remain and shall not be disturbed.

Question 90:

Note 5 on Drawing M3.2 indicates that a flue vent and combustion air pipes are to be installed through the roof. Please advise on the existing roof type at this

location and provide details on how the roof should be sealed around the pipe penetrations.

Answer 90:

New work should either be routed through an exiting roof penetration (if available) or finished in accordance with the details provided in the Existing Drawings issued as part of this Tender – see Drawing M-6.

Question 91:

Please provide the assembly details of the plumbing shaft 12” x12” as referenced in Note 2 on Drawing M3.3.

Answer 91:

The plumbing shaft wall shall be constructed using wall type SW-1. Refer to Drawing A003 bearing revision 3 for description. Refer to wall type A203 bearing revision 3 for location.

Question 92:

Please provide construction details for the repair of slab-on-grade areas affected by cuts for underground plumbing work.

Answer 92:

Based on the drawings, cuts through existing slabs on grade appear to be minimal. The expectation is that cuts are restored to match existing.

Question 93:

With reference to Note 1 on Drawing M2.4, please provide construction details for the repair of the roof opening resulting from the removal of refrigerated pipes and flue vent.

Answer 93:

For the purposes of this Tender, repairs to roof openings through which items are to be removed (i.e. cones or curbs) shall be capped and made weathertight.

Question 94:

Can the renovation/construction work take place at regular working hours?

Answer 94:

Yes, regular working hours is permitted and preferred.

Question 95:

Are Dust tight screens required or just hoarding?

Answer 95:

Refer to Drawing A202 issued as part of this Addendum. Dust tight screens are to be provided as detailed or hoarding can be used provided that it prevents dust migration.

Question 96:

Are GC permitted to use one of the rooms as temporary site office during construction?

Answer 96:

A room (or area) in the existing building can be used as a site office.

Question 97:

Please advise whether painting is required for any walls in Corridor 03, Corridor 07, Room 29, and Waiting Area 32.

Answer 97:

Refer to revised Drawing A204 – Floor Finish and Furniture Plan issued as part of this Addendum. Corridor 03, Corridor 07, Room 29, and Waiting Area 32 are to be painted.

Question 98:

In Drawing A204, paint (PNT-3) is specified for all exposed steel in the vehicle bay ceiling (including joists, deck, conduits, pipes, gas lines, and sprinkler piping), as well as sectional and four-fold door jambs. If this is required, please provide the as-built architectural and structural drawings.

Answer 98:

PNT-3 is not required and is deleted from the project. The areas referenced in the question are not applicable to this project.

Question 99:

Please confirm the dorm sliders are HM door barn style with no frame. Please provide specification for sanitary napkin disposal. Please confirm no new accessories in room 15.

Answer 99:

Refer to revised Drawing A004 bearing revision 3 for information related to Dorm Sliders. For sanitary napkin disposal, refer to Project Specification 10 28 00 – Washroom Accessories and Janitor Accessories, issued as part of this Addendum. B.F. Lav Room 15 is existing and is not part of the scope of work.

Question 100:

When the subfloor of the second floor is removed, the existing ceiling below cannot be retained, as the ceiling hangers are attached directly to the subfloor. However, Plan 1/A210 indicates that the existing ceilings at Reception 02, Kitchen 12, Corridor 03, Corridor 07, and B.F. Lavatory 15 are to remain, which is not feasible. Additionally, removal and reinstallation of drainage piping and HVAC ductwork in these areas will require the ceilings to be removed.

Answer 100:

The ceiling hangers are unlikely to be attached to the subfloor itself, they are likely attached to the second-floor framing which is to remain. With regard to ceilings noted to remain, refer to revised Drawing A210 which indicates that the existing ceilings noted to remain are primarily tile ceiling systems where the existing tiles are now noted for replacement. Access to the u/s of the second floor is feasible.

Question 101:

To complete the second-floor work, drainage piping and ductwork must be installed within the ground floor ceiling. This will require removal of the ground-floor ceiling and may cause inconvenience. Please advise whether a temporary trailer will be required by the owner during the construction period. If so, kindly provide the required trailer size.

Answer 101:

A trailer is not required however, the Client will work with the Contractor to provide required access to areas of the building as required.

Question 102:

Since the addendum has not yet been issued, we kindly request that an extension be granted upon its release to allow sufficient time for a thorough and diligent review.

Answer 102:

Tender has been extended.

Yours truly,

M R Gerrior

Mike Gerrior CSCMP, NIGP-CPP, CPPB, C.P.M., C. Mgr.

Manager of Procurement

Finance