



RFT26-13 - Waterloo Fire Station 2, Interior Renovations

Addendum #1

March 20, 2026

This Addendum is issued for the purpose of clarifying, amending or revising information contained in the Contract Documents.

Please note the following changes to the above noted tender:

ADD:

Appended to the this Addendum, you will find Consultant Addendum No. 1, Dated March 17, 2026.

REVISE:

Schedule of Prices > Bid Price

1. Modified line item 1.3 to read “Windows (supply and install all-in– including demo and lintel work)”
 2. Modified line item 1.7 to read “Lockers (supply and install)”.
 3. Modified line item 1.8 to read “Millwork (supply and install)”.
 4. Add line item 3.0 “Fire Alarm and Life Safety (all costs to supply and install)”.
-

CLARIFICATION:

1. All office furniture will be the responsibility of the City post construction.
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Question 1:

Could you please provide contact details for the existing fire alarm company and person who deals with this contract.

Answer 1:

The City's current fire alarm verification service agreement supplier is Troy Life and Safety Ltd (caleb.johnson@troylfs.com). Fire panel has previously been installed by and worked on by Fire Monitoring of Canada Inc.

Contact(s):

Caleb Johnson, Preventive Maintenance Account Manager
Troy Life & Fire Safety Ltd
900 Maple Grove Road, Units 1-3
Cambridge, Ontario, N3H 4R7
E: caleb.johnson@troylfs.com
Cell: 519-807-4489
Office: 519-650-2972 ext.219

Ron Landry, Operations Manager
235 Martindale Rd., St. Catharines, ON L2W 1A5
T: 800-263-2534 | F: 905 688 0733
E: ron@bulldogsecurity.ca

The work under this contract is outside of the City's service agreements in place at this time and the Contractor is free to choose a subcontractor as required. Bidders are required to list the chosen subcontractor in the Fire Alarm Sub-Contractor table within the Bidding System.

Question 2:

Could you provide the name of the roofing company currently maintaining that contract?

Answer 2:

Roofing was installed originally in 2002 and is out of warranty. There is no current contract in place with a roofing company for maintenance.

Question 3:

Can Windspec 925RS Window Framing be an approved alternative to Kawneer AA6500 Window Framing.

Answer 3:

A Windspec product is an acceptable alternative to the specified, subject to matching appearance of the existing windows. We note that the 925RS has a mullion extension on the exterior which does not match the existing windows.

Question 4:

Who is the current Electronic safety and security provider? Is there any pre-qualified list of companies to complete this scope?

Answer 4:

Electronic safety and security is limited to vestibule removal and replacement of card access control. The City will be responsible for completing this work with City's Vendor of Record contractor.

Question 5:

Drawing A911-Owner's equipment Schedule shows, Equipment# 1.5A & 1.5B to be supplied by General Contractor. Whereas, Drawing 3/A802-South Elevation shows Fridge is Not in contract. Please clarify.

Answer 5:

All new appliances shall be supplied by Cash Allowance. Installation is by the Contractor as part of the bid / contract price but not as part of the Cash Allowance.

Question 6:

Please confirm whether the kitchen trailer will be supplied and installed by the City, or if the Contractor is to include this in their scope.

Answer 6:

As discussed onsite with contractors and provided for information purposes, temporary Kitchen trailer and temporary connections are all supplied and installed by City. The Contractor does not have to include in their scope.

Question 7:

Please confirm the designated location for garbage disposal during construction.

Answer 7:

As we are needing to maintain the operation of the fire station, the garbage disposal can be located at the end of the parking lot adjacent to the generator. Exact locations will be coordinated with the successful Contractor.

Question 8:

Please confirm if interior space can be used for the site office, or if a temporary office trailer/container is required.

Answer 8:

A site office is required on-site and may be located within the existing building. The use of an office trailer or container is at the discretion of the Contractor. Any damage to landscaping resulting from a trailer or container will be the Contractor's responsibility to repair.

Four parking spaces will be provided for the Contractor. These spaces may be used for parking or staging, at the Contractor's discretion.

It is the Contractor's responsibility to determine whether the available interior space within each construction phase, as shown in the drawings, is suitable for use as a site office.

Question 9:

Please confirm if interior space can be used for material storage, or if a separate storage container is required.

Answer 9:

Material storage may be accommodated within the existing building, subject to the limitations of each construction phase as shown in the drawings. It is the Contractor's responsibility to determine if the available interior space is suitable for storage.

The use of a separate storage container is at the discretion of the Contractor. Any damage to landscaping resulting from a container will be the Contractor's responsibility to repair.

Four parking spaces will be provided for the Contractor. These spaces may be used for parking or staging, at the Contractor's discretion.

All stored materials must remain within the existing structural load capacity. Overloading the structure is not permitted.

Question 10:

Please confirm if existing washrooms may be used during construction, or if temporary washroom facilities are required.

Answer 10:

Contractors are required to provide their own temporary washroom facilities.

Question 11:

Please confirm that access to the mechanical room for the new furnace is through the existing attic opening (approximately 1.6 m x 1.0 m).

Answer 11:

There are two access points provided to the mechanical room: one through the half-height double doors from the apparatus bay, and one via an access ladder from the janitorial room.

Question 12:

Please confirm that all existing kitchen appliances, except the kitchen hood, will be removed by the City prior to construction.

Answer 12:

Confirmed. The City will remove all existing kitchen appliances prior to construction start (kitchen scope).

Question 13:

Please confirm that the kitchen walls identified for removal are non-load-bearing.

Answer 13:

Yes, non-loadbearing as per Existing drawings provided in the specifications – Appendix 2 Floor Plans. Contractor to confirm onsite during removals.

Question 14:

Please confirm the location of the existing water connection in the basement for connection to the new kitchen.

Answer 14:

Water connection shall be from ceiling space of Ground floor, and through new cabinetry, as per existing routing.

Question 15:

Please provide the existing (as-built) drawings.

Answer 15:

Existing drawings were provided in the specifications – Appendix 2 Floor Plans.

Question 16:

Please confirm that data drops will be completed by the City prior to construction and will remain in place during demolition.

Answer 16:

New requirements for data cabling have been completed by the City. The successful Contractor is to schedule a site review with City of existing data and power in ceiling space prior to commencing demolition.

Question 17:

Please confirm that the existing soil is free of environmental contamination.

Answer 17:

Refer to Section 312300-Excavating Trenching & Backfilling and bid accordingly.

Question 18:

Please confirm whether the existing blinds to be reinstalled will be installed at the same height, or advise if a different height is required.

Answer 18:

Existing blinds to be reinstalled at same height.

Question 19:

Drawing A004 notes that the corridor must remain accessible to firefighters throughout construction (both phases). Please confirm whether hoarding is permitted in this area for dust control. If so, should access be maintained via a lockable door/opening within the hoarding, or is hoarding not permitted at all?

Answer 19:

Firefighters must be able to move freely from locker rooms to apparatus floor throughout construction (both phases). Hoarding cannot be installed which limits firefighter movement.

Question 20:

Please confirm that the Work may be performed during regular working hours and that the construction areas will be unoccupied and not in operation during construction.

Answer 20:

Phasing and notes have been clearly outlined in the Sequencing drawing sheet in the architectural drawings. Work to be performed during regular construction hours Monday – Friday 8:00 AM to 5:00 PM, in accordance with the City's Bylaws.

Question 21:

The specifications mention Geogrid for the proposed armour stone wall but the detail does not. Is this required?

Answer 21:

Yes, required by specification.

Question 22:

In regards to the proposed garden beds... Is there a planting plan or are the beds to only be prepped and mulched?

Answer 22:

Proposed garden beds to be prepped and mulched. Planting will be by the City after construction.

Question 23:

I do not see a grading plan or grades on the proposed site plan. Just ensure positive drainage away from all existing and proposed walkways/structures?

Answer 23:

Yes, minimal changes in grades to blend with adjacent surfaces and finishes and to form positive drainage patterns which blend with existing.

Question 24:

Is there any restriction on demolition hours, noise wise or will it be regular daytime work?

Answer 24:

The Contractor shall restrict all work to regular construction hours, Monday – Friday 8:00 AM to 5:00 PM, in accordance with the City Bylaws.

Question 25:

Confirm the owner will have all furniture (mattresses, desks, tables, chairs, computers) off site prior to our arrival or should we be pricing for some moving of furniture as well?

Answer 25:

Confirmed. The City will have all furniture removed prior to Contractor commencing work in each phase.

Question 26:

Provide manufacture spec for Murphy beds.

Answer 26:

Refer to section 125400 – Murphy Bed.

Consultant Addendum No. 1, Dated March 17, 2026

See attached.

1. GENERAL

1. This addendum contains 3 (three) pages (not including attachments) and forms part of the Contract Documents for the above-noted project. The revisions and additions noted in this addendum and any attachments shall be read in conjunction with all other documents. This addendum shall, however, take precedence over all previously issued Tender Documents where differences occur.
2. This addendum contains no attachments.

2. SPECIFICATIONS

All work described by the documents, no matter where located in drawings and/or specifications, and whether described specifically or generally, is included in the Contract requirements. Where the description of an item of work may be referenced to another location in the documents (for instance, a reference to another specification section), and such description may not be specifically present in the referenced section, this shall not mean that the work is not required by the Contract. All items shown on the documents or referenced in any way are required by the Contract unless explicitly stated to be "not in Contract" or "N.I.C."

1. Reserved. No Changes at this time.

3. DRAWINGS - ARCHITECTURAL

Please note that all items indicated on these drawings are to be provided as an integral part of the Work. References to "new", "ensure", "remove" indicate some, but not necessarily all work required. Existing items to be incorporated into the finished Work are generally noted "existing to remain". Where these items are affected by other portions of the Work, include provision of all such work in the Contract Amount.

1. To Sheet A003 Assembly Types
 1. To the Floor (f) Type 'fx3'
 1. Revise "Existing Framed Floor to remain u.n.o" to read "Existing hollow core slab to remain u.n.o"
 2. Add the following note to the end of the floor assembly description "existing 45 minute fire resistance rating to floor assembly fire separation to remain. Firestop all penetrations (to 078400)"
 3. To the section detail, add a fire separation line.
 2. To the Wall (w) Type 'w1'
 1. From the description, delete "c/w grout (to 040515)". Note, all 'w1' are infill portions of wall and shall not have grouting or reinforcement.
 2. To the plan detail, delete the grout hatch in the block cells.
2. To Sheet A212 Attic Floor Plan
 1. In room 202 Mech Space, add Floor Type tag 'fx4'.
3. To Sheet A301 Building Elevations
 1. Revise all "Ex. stone cladding to remain" to read "Ex. masonry to remain."

2. Revise all New aluminium window notes to read “c/w prefinished aluminium sill (to 085000)” in lieu of “c/w prefinished steel flashing (to 076200)”.
3. To 2/A301 South Part Elevation
 1. Revise New wall infill note to read “Reinstall salvaged brick masonry and masonry (to 042000)” in lieu of “Reinstall salvaged brick masonry and stone cladding (to 042000)”.
 2. Add dimension line indicating width of existing opening for infill with new door (158) with sidelite and w1 wall infill. Dimension shall read 2395mm
4. To Sheet A601 Wall Sections
 1. To all floor assemblies with Floor Type ‘fx3’, add a fire separation line.
5. To Sheet A712 Millwork
 1. To 7/A712 Millwork Section
 1. Provide 38mm x 38mm framed electrical chase between the microwave shelves to accommodate receptacle boxes and required electrical. Ensure remaining shelf depth suits the microwave.
6. To Sheet A713 Millwork
 1. To 1/A713 Window Sill – Plan
 1. Revise note “new prefinished steel flashing (to 076200)” to read “new prefinished aluminium sill (to 085000)”.
7. To Sheet A721 Plan Details
 1. To 1/A721 Plan Detail @ New Window
 1. Revise note “Line of exterior steel sill below shown thus.” to read “Line of new exterior aluminium sill below shown thus.”
 2. Remove grout hatch and reinforcing from infill portion wall type ‘w1’.
 2. To 2/A721 Plan Detail @ New Door at Exist. Opening
 1. Remove grout hatch and reinforcing from infill portion of wall type ‘w1’.
 2. Add dimension line indicating width of existing opening (outside to outside frame of existing doors (x2)) for infill. Dimension shall read 2395mm.
 3. To 5/A721 Plan Detail @ New Door at Exist. Opening
 1. Remove grout hatch and reinforcing from partition type ‘p1’.
8. To Sheet A731 Section Details
 1. To 1/A731 Section Detail @ Door Sill – Ext.
 2. To 3/A731 Section Detail @ Window Sill – Ext.
 1. Revise note “Provide prefinished steel flashing ... (to 076200)” to read “Provide prefinished aluminium sill ... (to 085000)”.

4. DRAWINGS - MECHANICAL

Reserved. No Changes at this time.

5. DRAWINGS - ELECTRICAL

Reserved. No Changes at this time.

END OF ADDENDUM

End of Addendum #1

Bidders shall acknowledge receipt of all addenda through the City's bidding system prior to submitting their Bid.