



Date Issued: July 14, 2026

To: All Proponents – Public Notice

Title: Millhaven Admin Building Construction and Operations Building Renovation.

Reference #. RFP 2026-24 – Addendum #1

From: Mario Cruz, Corporate Procurement Specialist

Note:

Loyalist Township has deemed it necessary to provide additional information relating to the above referenced RFP

This addendum forms an integral part of the above referenced RFP. Such addenda may contain important information, including significant changes to the above referenced RFP. The respondent is deemed to have read and taken into account all addenda issued by the Township and posted on the Loyalist Township Procurement Site

ITT Document Changes:

The following pages to the contract have been re-issued or added:

Addendum Drawings

A.0.a, A.0.b, A.0.c, A.1, A.3, A.4, AND A.5

Electrical Drawing E1

Mechanical Drawing M1

SKA.1 to SKA.6

Special Provisions.

SP 122413 added.

SP 093013 added

SP 102113 added

SP 009113-1 added

Addendum M1E1

Reports

Geotechnical Report

Additions

The following files have been added to the list of Township-supplied information and are available for download on the Township's procurement portal:

Attachment	Title	Description
1	223-05c_Millhaven Admin Building - Addendum	Addendum Drawings
2	Addendum M1	Addendum Mechanical Drawings
3	Addendum E1	Addendum Electrical Drawings
4	Addendum M1E1	Revised/New Special Provisions.
5	SP 122413 added.	Revised/New Special Provisions.
6	SP 093013 added	Revised/New Special Provisions.
7	SP 102113 added	Revised/New Special Provisions.
8	SP 009113-1 added	Revised/New Special Provisions.
9	SKA.1 to SKA.6	Addendum Sketches

Questions and Responses:

1. Admin building floor plans note 26 in lunchroom and meeting room indicates custom millwork/shelving/counters for reference only, is this millwork being supplied and installed by others?

Refer to question 11 and SKA.6

2. Both the men's and women's washrooms show a vanity top; is this being supplied by GC? Is this just a floating vanity top? If so, what is this solid surface or P.Lam?

Refer to SKA.1, SKA.3 AND SKA.5

3. Male and Female change rooms show lockers on the floor plan, are these lockers to be supplied and installed by the GC or is this by owner? There is no locker specification

Refer to SKA.3, AND SKA.4 AND SPECIFICATION SECTION 009113 -1

4. Slab at entrance vestibule and at exit corridor in front of office 114 indicates recessed slab for a mat, are we supposed to provide an entrance mat for these locations as I do not see any specification for floor mats or grills.

Yes, GC to supply floor mats.

5. Do the wood door frames require casing as per finish carpentry spec section 2.3 Trim or is there a reveal around the door frame and drywall opening?

Refer to SKA.2

6. Do all the exterior windows require casing and a windowsill to finish the opening around the windows or do these openings just get drywall return into the windows? And are we to follow the finish carpentry spec section 2.3 Trim MDF trim information for all windows?

Refer to SKA.2

7. Are we to use the MDF base boards as per finish carpentry spec 2.3 Trim or are we to install rubber base as per Room finish schedule and legend on drawing A.5

Please use rubber base as per the room finish schedule

8. Interior door and window schedule clearly show elevations for door and frames D12 and D108 can you provide the same elevation details for the main entrance vestibule glazing and door frame for D100 as this has not been provided.

Refer to SKA.2

9. For the universal washroom are we to provide the adult change table as indicated in the specifications which is the Foundations 100SSE-R recessed mounted stainless steel special needs change table or are we to allow for the Pressaulit Care 3000 Special needs table as indicated on the universal washroom accessories list on drawing A.0.b?

Please follow the specification.

10. Are window shades or blinds going to be required by GC for the exterior windows?
There is no mention or specification for window blinds.

Refer to specification section 122413

11. Are the showers in the men's and women's washrooms prefabricated showers or do these walls receive wall tile? I do not see any prefabricated shower enclosure in the mechanical specifications nor is there any indication or detail if the walls in the showers are to receive waterproofing membrane and wall tile?

Refer to SKA.1, SKA.3, SKA.5 and specification section 009113-1 here attached

12. Drawings indicate toilet partitions in the men's and women's washrooms however there is no toilet partition specification, are these partitions metal? Phenolic?

Refer to SKA.1, SKA.3, SKA.5 and specification section 102113 here attached

13. The mechanical room is also looking like it is a janitor closet with the mop sink in this room, is this room to be fire rated and if so should the door be rated? ducts have fire dampers? Door grill be rated?

Refer to addendum comments drawings A.0.a, A.0.b, A.0.c, A.1, A.3, A.4, AND A.5

14. Should exterior door number 7 on the architectural drawing A.5 exterior door schedule have an electric strike?

Yes – refer to addendum comments drawing A.5

15. Door 13 on drawing A.5 exterior door schedule calls for a barrier free operator, is this correct that this door requires an operator?

Yes – Refer to addendum comments drawing A.5

16. Door 1 on drawing A.5 exterior door schedule does not call for a barrier free door operator is this correct.

Yes – Refer to addendum comments drawing A.5

17. Are the exterior doors metal or aluminum? The spec section seems to indicate aluminum windows and doors however the A.5 drawing exterior door schedule refers to the exterior doors as hollow core and solid core metal, please advise.

Yes – Refer to addendum comments drawing A.5

18. Building section 2 on A.4 indicates an R2 roof at the main entrance canopy however there is no R2 roof description on roof assemblies on drawing A.0.a, I am assuming that R3 roof assembly on A.0.a is what the roof A2 on A.4 should be, please advise

Yes – refer to addendum comments drawing A.5

19. Drawing A.0.a exterior wall assemblies notes pre-finished wood siding and reads to refer to elevations for type and orientation however the drawing only notes prefinished vertical siding on A.6 note 4, there is no specification or any indication on what this siding material manufacture should be, is this supposed to be metal siding as per the siding in specification 07 46 19 preformed metal siding?

Yes – refer to addendum comments drawing A.5

20. Do all the washrooms receive a hand dryer or is it just in the universal washroom?

Refer to SKA.1, SKA.2 AND SKA.3

21. The admin building washrooms do not have notes on what washroom accessories we are to allow for in each of the washrooms, please provide similar to the universal washroom

Refer to SKA.1, SKA.2 AND SKA.3

22. Please advise if there is a Geotechnical Report for this tender.

LT to provide

23. The plans show a standing seam metal panel, as do the specifications but the elevation drawings show a pocket rib by Ideal Roofing. Should I price standing seam for both the garage storage expansion and the admin building?

The roof is standing seam with concealed fasteners the wall is prefinished metal – refer to addendum comments drawing A.0a

24. Sectional drawing 3 A06 for the garage storage expansion shows steel decking 2inch rigid insulation, and then the standing seam metal, but it omits the ice and water shield. However, the R1 Roof Assembly shows the ice and water shield. Can you confirm which detail is correct?

Follow general notes on sheet A.0a for roof assembly.

25. Also in Sectional drawing 1 A06 CMU Section Detail it shows a blueskin under the 2Inch rigid foam insulation on the parapet and the main roof portion. Is the blue skin required on the entire metal deck pan as well? It does not say anything in the specifications about this.

Refer to sheet A.0b, there will be no bluskin under the insulation on the roof assembly.

26. The 2Inch rigid insulation for the garage storage expansion is shown in sectional detail 3 A06 and R1 Roof Assembly. I don't see anywhere in the specifications what type of material is required or what the required R-value needs to be achieved. Is it mechanically fastened or self-adhered?

The addendum sheet A.0a has strapping and blueskin adjusted to the exterior face of the block. The details will be updated on the 'issued for construction set' - 2" (r12) polyiso

27. Can you please clarify the statement on RFQ documentation Page 17 - The additional bay of the existing operations building shown on the drawings is not included in this RFP pricing for any component related to that work is not to be included in the submitted price, is in fact deleted and that the drawings we have for this addition should not be priced. Also, I would like to know if we are still to allow for all the work in the storage garage related to the first floor and second floor office work?

Garage storage expansion has been removed from the RFP. Renovation of remaining areas is included.

28. Could we get a lighting schedule for the parking lot lights (P1, P2, P3)

Refer to Drawing E1

29. Could we get completed panel schedules with a breaker list for panels A & AA

Refer to Drawing E1

30. For clarity- All civil work on C-1, C-2, C-3, C-4 is part of the RFP. Excluding proposed garage addition and precast oil interceptor including artery piping.

All civil work on C-1, C-2, C-3, C-4 is part of the RFP. Oil Grit separator is to be included with connection to existing trench drain outlet.

31. There are 2 sets of construction drawings in this tender package. Garage Storage Expansion and Administration Building. Please confirm if only one combined price is required for this package.

Only one combined price is required.

32. Refer to Drawing M-4 for the Parking Garage Addition. Note#1 indicates existing tube heaters at high level with venting that also seems to be existing. For Note#4, it calls for a portion of venting to be demolished and new to be installed through the roof. For the venting that's highlighted in blue. Can you please confirm if this is existing venting or new additional venting required to the roof as well?

Addition has been removed from the tender.

33. Please allow 24 hours after closing the submission of canadian content this can not physically be completed at time of tender

Canadian Content submission shall be submitted at time of tender.

34. For the Garage building the Area Drains are existing, is the sanitary piping connected to the drains existing as well or is it to be included in our quote?

Floor Drains in garage currently outlet to grade at rear of the building. Contractor is to install an OGS unit at the outlet of the existing floor drains. Sanitary is currently piped to the existing septic field. Existing septic to be decommissioned and new septic system to serve both buildings installed.

35. Are these new or existing poles? Do we need to supply new conduit, pole bases, pole masts or just new fixture heads?

These are new poles. Contractor to supply new conduit, pole bases and pole masts.

36. Are these exterior lights going to be supplied power via overhead or underground wiring?

Underground

37. Since the storage garage addition is not to be part of this tender closing are the following items also deleted:

- a. perimeter fence around the storage building and the cantilever sliding gate? **This is still included.**
- b. Is the new garbage enclosure still part of this tender? **This is still included**
- c. Are all the bollards in front of the existing garage doors still part of this tender? **This is still included.**
- d. Is adding parking spots, new paving, and curbs from parking spot 16 to spot 35 still part of the tender? **This is still included.**
- e. Is the work to install new floor drains in the existing garage, replace motorized louvers and all associated work within the existing garage still part of this tender or is the work only limited to the existing operations office space within this building? **These items are excluded.**

38. Is new asphalt for existing areas included in the work.

Yes

39. In the site visit we were informed that the existing building (expansion part) is going to be removed from the scope and an addendum will be issued.
Can you please confirm weather or not it will still be part of the scope of work.

Garage storage expansion has been removed from the RFP. Renovation of remaining areas is included.

40. Could a 1 week extension be added to the closing date?

No Change to closing date.

Deadlines:

Closing date is July 20 2026 – 11:00 AM Local Time.

**ALL INQUIRIES CONCERNING THIS PROCUREMENT SHALL BE DIRECTED TO
THE LOYALIST TOWNSHIP PROCUREMENT SITE**

END OF ADDENDUM #1