



May 27, 2026

Addendum No.1

Notification 1: The project deadlines has been extended to close on Thursday June 18th. The new deadline for Phase 1 and Phase 2 submissions are as follows:

Part 1: Bid form, security deposit, bonds and insurances: 3:00:00pm June 18th 2026

Part 2: Appendix A and Appendix B: 4:00:00pm, June 18th 2026

Question 1:

Request to have a 24 hour interval between the Part 1 submission deadline and the Part 2 submission deadline?

Answer: After careful consideration, this request has been declined.

Question 2:

On drawings E101A, E101B, E102A & E102B, a symbol of a circled 'S' is shown in the common spaces, but that symbol does not appear on the electrical legend. Please clarify what this symbol is for.

Answer: This is the mechanical thermostat, refer to EAD-01.

Question 3:

Please list the approved contractors for the noted work.

1.2.4. Control wiring and devices shall be provided under this contract. Control work shall be completed by the Owner's/Landlord approved contractor and paid for under this contract when connecting to base building controls systems.

12.5. Balancing Contractor shall be Owner's/Landlords approved contractor and paid for under this contract at the Owner's/Landlord's request.

Answer: Mandatory contractors are as follows:

- Controls: JCI – Johnson Controls
- Water treatment and pumps: MacLellan
- Ecoflo units: Premier Tech

Air balancing to be carried out under the mechanical contractor.



Question 4:

Was there a geotechnical report completed?

Answer: No geotechnical report was completed. A Soil bearing pressure letter is provided by T.smith Engineering.

Question 5:

Can we extend the tender closing time?

Answer: Refer to answer 23.

Question 5:

Are appliances being supplied by Owner?

Answer: Refer to sheet A003 Equipment Schedule for a list of appliances to be supplied by owner.

Question 6:

Are the existing footings sufficient to support the new structure?

Answer: The existing footings are sufficient to support the new structure. A footing inspection is required when the excavation is completed for the firewall footing, at that time the bearing capacity will be verified at the footing location.

Notification: Bidders should note that the township owns property close to the project and bidders need to be mindful of not disturbing township land during execution.

Question 7:

Glazing types outlined in specification 08 06 80 – “Glazing schedule” do not coincide with the glazing types noted on window and door elevations illustrated on drawing A003. Please clarify required glazing types.

Answer: Glazing Schedule to be updated and will be provided as part of Addendum No, 2

Question 8:

Door schedule notes door D109 to be a type “G” aluminum door glazed with Georgian wire glass and also to be a 60-minute rated assembly. Door types illustrated on A004 illustrate this as what appears to be a 6-panel door with no noted glazing. I am unable to locate a specification for fire rated aluminum door and frame assemblies in the specification documents. Please clarify and/or confirm door type and glazing requirements.

Answer: Door 109 is changed to type ‘D’. Door schedule to be provided as part of Addendum No. 2

Question 9:

2 of the 3 manufacturers noted in 08 51 00 Aluminum Window Wall have declined to supply pricing for this project, I’m currently awaiting a response from the third manufacturer. Will alternate suppliers be entertained for this project prior to tender closing?

Answer: Alternate suppliers will be considered for review, provided that the proposed products and specifications are equivalent to the basis of design and meet all performance requirements outlined in the contract documents and specifications.



Question 10:

While SLD says 100kA, there is no reason to quote that high. It is only a 1200A 208V board. Switchboard bussing is rated to 100kA by default, but I would not quote the breakers at 100kA, as it would be beyond overkill. EDIT I would quote at 30kA as it is a 350kVA TX from Hydro. Would it be alright if the quoted breakers at 30kA as indicated by Schneider?

Answer: Proceed with 65KA units until the final number is confirmed via the coordination, short circuit and arc flash studies. Refer to Notes RE: Electrical Studies on E104.

Question 11:

Glazing types outlined in specification 08 06 80 – “Glazing schedule” do not coincide with the glazing types noted on window and door elevations illustrated on drawing A003. Please clarify required glazing types.

Answer: Refer to Question 7

Question 12:

Door schedule notes door D109 to be a type “G” aluminum door glazed with Georgian wire glass and also to be a 60-minute rated assembly. Door types illustrated on A004 illustrate this as what appears to be a 6-panel door with no noted glazing. I am unable to locate a specification for fire rated aluminum door and frame assemblies in the specification documents. Please clarify and/or confirm door type and glazing requirements.

Answer: Refer to Question 8

Question 13:

2 of the 3 manufacturers noted in 08 51 00 Aluminum Window Wall have declined to supply pricing for this project, I’m currently awaiting a response from the third manufacturer. Will alternate suppliers be entertained for this project prior to tender closing?

Answer: Refer to Question 9

Question 14:

Drawing E200 asks for new transformer pad and primary duct bank, drawing E104 indicates duct bank and transformer pad to remain, please clarify which is correct.

Answer: GC to provide an itemized price for the primary duct bank from the transformer to the hydro pole. Include for new concrete pad and bollards. New transformer is part of Hydro One’s scope of work. The secondary duct bank and associated wiring are to be included in the base contract. Drawings will be updated in Addendum No.2

Question 15:

Can we substitute copper feeder cables for aluminum?

Answer: No, please proceed as indicated on the drawings.



Question 16:

Can cables be used for suite feeds rather than EMT?

Answer: No, please proceed as indicated on the drawings.

Question 17:

Security conduits shown to be installed above ceilings, I assume the ceilings are dropped to allow the conduit to be fastened to bottom of floor joists and trusses. Who is responsible for the access panels?

Answer: As indicated in the sections on Sheet A451, there is a 9" space below the floor joists available for routing conduits. Corridor drywall ceiling is changed to suspended T-bar ceiling. As such, the access panels in the corridor have been removed. Access panels in the washrooms are to be provided by GC. Drawings will be updated in Addendum No.2

Question 18:

Can NMD wiring be used for suites rather than BX?

Answer: No, please proceed as indicated on the drawings.

Question 19:

Will cable and data contractor provide all wiring, electrical to provide an empty conduit system?

Answer: Except the minor telephone and data wiring noted in the electrical drawings which is responsibility of this electrical contractor to provide, all other cables are by other contractor, electrical contractor to provide empty conduits as noted.

Question 20:

14/A651 Shows Vinyl Decking finish, 11/A651 notes fiberglass, I would like to clarify that the finish on all the balcony is just the product listed in 07 18 15 BALCONY WATERPROOFING.

Answer: Balcony finishes are to be fiberglass. Drawings will be updated in Addendum No.2

Question 21:

What assembly/product is the privacy screen shown on 10/A651.

Answer: Privacy screen to consist of an aluminum frame with vertical Western Red Cedar slats. Drawings will be updated in Addendum No.2

Question 22:

The balcony guard railing looks like steel pickets while the specs calls for glass. Also is the metal guard assembly based on a specific product.

Answer: Guardrails are steel, and the spec will be updated accordingly. The assembly is not based on a specific product. Drawings will be updated in Addendum No.2



Question 23:

Could we get at least a one-week extension to this project, two would be preferable.

Answer: Please refer to Notification 1 in this document. Extension has been granted with new deadline being Thursday June 18th. We wish you luck and understand the extension will aid in the ability to provide more accurate pricing.

Question 24:

When is this project scheduled to begin, and when will substantial completion occur?

Answer: Based on the tender timeline extension, the timelines below are expected.

Contract Award anticipated for June 2026

Construction Start: July 2026

Estimated Construction Completion: July/August 2027

Question 25:

Assemblies WP3B & WP4B appear to be the same. Is one meant to have 6" insulation?

Answer: WP3B is a 2x4 stud assembly, and WP4B is a 2x6 assembly. WP4B insulation thickness is updated to match the stud. Drawings will be updated in Addendum No.2

Question 26:

Can you please provide assembly FW2?

Answer: Drawings will be updated in Addendum No.2

Question 27:

Can you please provide assembly F1?

Answer: Drawings will be updated in Addendum No.2

Question 28:

Detail 15/A651 notes bulkheads to be metal framing but shows wood framing. Can you please confirm if bulkheads are to be steel studs or wood framing?

Answer: Bulkheads to be wood framing. Drawings will be updated in Addendum No.2

Question 29:

There is a note on drawings A001.2 #18 - sound attenuation batts to be accounted for in dropped ceilings. Can you please confirm if this is required?

Answer: Yes it's required. Sound attenuation batt insulation shall be provided as indicated on the drawings and within the specified construction assemblies.

Question 30:

Detail 4/A500 shows framing and gypsum board behind the stairs, but this is not shown or noted on other stair sections. Can you please confirm if this is required?



Answer: Gypsum board framing is not required behind the stairs. Drawings will be updated in Addendum No.2

Question 31:

Will the consultant team be providing millwork finishes and will there be a spec section or a selection of finishes?

Answer: Refer to the finish schedule on Sheet A003. Please also note that Section 06 40 00 – Architectural Woodwork will be added to spec as part of Addendum No.2

End of Addendum No.1