



Addendum	02
Date:	August 6 th , 2026
Project:	KGCC – Clubhouse 2026-01
Address:	777 Clonsilla Av. Peterborough, On

1 INTENT

- 1.1. This Addendum is issued prior to receipt of Bid to provide clarifications and revisions to the Drawings and Specifications. Receipt of Questions. The following additional instructions shall apply to and govern the Bid Documents.

1.2. FORMAT OF QUESTIONS AND RESPONSES

2.1. QUESTIONS:

Questions will be shown in bold?

RESPONSE:

Will be provided in italics

- 2.1.1 All Questions received and responses are listed below:

QUESTIONS AND RESPONSES:
1. <u>Sprinkler/ Fire Protection:</u> There is a detail for a fire hose cabinet on A5.10, but OBC matrix says standpipe is not required. I didn't see any shown on floor plans either. <i>Fire Hose Cabinet - Not required – Please remove.</i> 2. <u>Electrical:</u> Thanks for the drawings, but there is no site plan electrical indicating where the existing service is coming from. Can you ask for clarification on what we have to allow for? the note on the single line drawing "From new 300amp 600v in Existing Service". Can we get clarification on where this is? <i>Refer to Addendum 01 – Electrical Site plan</i> 3. As discussed during the site meeting, the specifications appear to be limited, which could result in differing interpretations and expectations among bidders. Will any additional specifications be issued?<i>No</i>

4. **Drawing A8.00, Window and Door Schedule, includes door hardware information and a general note referencing a specification. However, the specifications include Drawing A9.1, Window and Door Schedules, from 2023. Please advise whether any revisions or modifications are required to the specifications to align with the current design. Hardware schedule has no changes and should align to current design. Hardware schedule to be submitted to architect for review before installation – following appointment.**

#22 Non-operating vinyl Windows are now being donated by LIFESTYLE HOME PRODUCTS - please carry only price for window installation and any associated works for these windows - Windows to be donated: 6# type A, 6# type B 1# type E, 4# type G, 5# Type H.
5. **Please provide a complete list of issued tender documents to ensure we have received and accounted for all relevant information. Refer to Addendum 01**
6. **Have the included appendices been fully coordinated with the drawing package to ensure all requirements are properly accounted for in bidders' pricing? All documents have been coordinated any discrepancies should be brought to the architect or consultant teams attention**
7. **As discussed during the site meeting, please confirm that all bidders are required to carry a qualified groundwater/dewatering contractor to perform the dewatering work identified in the Geotechnical Report. Refer to Addendum 01**
8. **Please confirm whether bonding and insurance requirements are to be in accordance with a standard CCDC 2 contract, including CCDC 41 requirements. Refer to Addendum 01**
9. **The documents include a note to coordinate with specialty suppliers. Please clarify what specific scope or responsibilities are intended to be covered by this note. Refer to details as outlined in ITT document.**
10. **The walk-in cooler is shown on the architectural drawings and is listed on Drawing A7.09 as being by the General Contractor, with a note to also refer to the mechanical drawings. However, the cooler does not appear to be identified on the mechanical drawings. Has this scope been coordinated? In addition, are full specifications available for the cooler system beyond the note referencing Norbec Camlock panels? GC to supply and install full Norbec Camlock or similar walk in cooler system and all related equipment and coordination for installation to ensure fully working system installed. Allow for fully coordinated mechanical scope for coolers. updated mechanical dwgs will be provided for IFC stage.**
11. **Is Sign-a-fied being specified as a sole-source supplier, given that proprietary specifications have been provided? GC Can provide alternative pricing is possible, sign-ified to provide updated quote. Design as per sign-ified design.**

- 12. The appendices include several FF&E items; however, responsibility for these items remains somewhat ambiguous. Please confirm which party is responsible for the supply and installation of each item listed. See Attached FFE document**
- 13. As discussed during the site meeting, several quotations have been included within the tender documents. Please confirm that, aside from ICI Roofing, no commitments have been made to any specific subcontractors or suppliers, and that bidders are free to obtain pricing from firms of their choosing during the tender period. Confirmed. See Window Clarification in item #4**
- 14. We are still reviewing the tender package and anticipate that additional questions may arise. Please consider extending the RFI submission deadline accordingly. Schedule extended as per Addendum 01**
- 15. Is there a detailed layout for Men's WC & Changing rooms, similar to the Women's A7.00 – No - Details are to match women's washroom – information provided should be sufficient for pricing**
- 16. A7.00 Vanity Detail Elevation 01 – please confirm details for soap dispensers for Women's (112A) & Men's (113A) There are no soap indicated as – no dispensers in contract.**
- 17. For the Women's (112A) & Men's (113A) please confirm whether there is to be a towel dispenser or hand dryer. No details provided There are no paper hand towel dispensers or hand dryers in this area as large towel area provided.**
- 18. Women's (112A) is a sanitary napkin dispenser required – no dispensers in contract.**
- 19. Is there a detail for the basement staff washroom (B104)- location of bathroom accessories & finishes. Finishes are as per finishes schedules a2.08 and a8.01 – no bathroom accessories in contract for staff washroom.**
- 20. Drawing sheets reference on Appendix 6 does not align with related drawing sheet numbers – There is no Appendix 06 Document should be appendix 05 – See attached. Revised numbering for clarity.**
- 21. Please provide details for Women's (112A) & Men's (113A) "WD Bench". Millwork spec's only state Red Oak. KGCC clubhouse millwork does not reference correct drawing sheet please refer to wall coverings schedule attached**
- 22. Please provide detail/ specifications for the lockers in the change rooms- KGCC Clubhouse Millwork specifications only state Red Oak. Notes reference incorrect drawing sheet – Lockers to be Oak Wood w/ clear seal/stain. please refer to wall coverings schedule attached Further Details to be confirmed via Millwork Shop drawing review following appointment.**

110	WOMENS WASHRM	A7.2	VANITY	SS-1 [RICHELIEU HANEX CASCADE ICE [CC-001]]	-
111	MENS WASHRM	A7.2	VANITY	SS-1 [RICHELIEU HANEX CASCADE ICE [CC-001]]	-
112	UNIVERSAL WASHRM	A7.5	VANITY	SS-1 [RICHELIEU HANEX CASCADE ICE [CC-001]]	-
113	MEN'S CHANGE ROOM	A7.3	LOCKERS AND BENCH	-	OAK WOOD
			VANITY	SS-3 [RICHELIEU HANEX GRENOUO [ST108]]	-
114	WOMENS CHANGE ROOM	A7.3	LOCKERS AND BENCH	-	OAK WOOD
			VANITY	SS-3 [RICHELIEU HANEX GRENOUO [ST108]]	-

23. Please provide flooring schedule for basement room finishes. See drawing A2.08 Flooring schedule
24. Please provide details/specifications for 4" upturn backsplash above vanity/towel shelf in Women's (112A) & Men's (113A) As per A.7.00 Elevation 01 – "UPTURN BACKSPASH COUNTER S/A COUNTER" (s/a = same as)- please refer to counter specs
25. Please provide details/specifications for WT-6 & WT-7 wall tile in washrooms - please refer to wall coverings schedule attached
26. Please provide details/specifications for SI-27 above towel shelf- refer to signage plans, and specification
27. Please provide details/specifications for fold down shower seat and finish for grab bars as per A7.01 & A7.04 for accessible shower, See page A7.01 For all handle types and specifications. Fold down seat to be GBC 506-15 - Rectangle Phenolic Folding Shower Seat – Woodgrain, By Grab Bars Canada or similar approved.
28. Please confirm shower wall tile is PCT-1 2x2 as per A2.08 notes flooring finishes Only - please refer to wall coverings schedule attached
29. A6.02 notes Window Blinds (B-1 30%) can you please provide specifications/details please refer to wall coverings schedule attached
30. A6.02 notes acoustic paneling (AP-1) can you please provide specifications/details please refer to wall coverings schedule attached
31. A6.02 notes 1/4" bead board paneling (PT-3) can you please provide specifications/details- mdf & oak? - MDF
32. A.602 notes Oak Ceiling (WDC-0) can you please provide specifications/details please refer to wall coverings schedule attached
33. Please provide specifications/details for exterior O/H Door and Operator. Overhead Door Corporation 'Coil-Away Model 600' or similar approved
34. Confirm location of Fire House Cabinet, as per A5.10 See question 1 response
35. Drawing A5.10 notes Ext. Heater FFR Enclosure- please confirm location, specifications and details – Refer to A2.07 for locations

- 36. Is there an allowance for the GC to coordinate and install existing FFE owner supplied fixtures – GC to include for FFE installation as noted on drawings**
- 37. Please confirm dbl height skylight as per plan A2.03, not shown in window schedule or elevations – this refers to the double height ceiling area area up to the clerestory windows.**
- 38. As per Roof Assembly R2- it denotes 24"x24" stone paving finish with adjustable pedestals, ICI Roofing quote notes they are providing a 4' wide walkway. Which assembly is correct. – Assume the 4' wide walkway to be made up of 24x24" pavers (2 pavers wide).**
- 39. As per Addendum #1 issued July 28th- Item 2.4 states to include standard insurance requirements as per CCDC 2 (2020) and CCDC 41 Item #3 manned aircraft not applicable. Please confirm if we require the following - Aerial Vehicle (Drone), Boiler & Machinery, Contractors' Equipment, Contractors' Pollution Liability. Can you please confirm minimum insurance requirement – Refer to details as per addendum 01.**
- 40. Please confirm GC is only to supply and install walk-in cooler as noted on the Excel equipment schedule, or are also to include to supply and install Walk-in Freezer and Tap Room Refrigerator Enclosure as per Plan A2.02. Does KGCC have a specific manufacture/model type. Refer to response to question 10.**
- 41. For the Tap Room Refrigerator, from past experience Pepsi/Cola run their own lines, does KGCC have an account with either supplier. For the draught services, regulators/sizes and lines are determined based on draught services. Can KGCC provide more information. Please confirm is GC is to coordinate and install Carbon Dioxide CO2 & Nitrogen (N2) requirements for tap room. If so, please provide details. Does that tap room require a glycol loop? Or is KGCC responsible for all supply and install of tap room components.**
All items inside taproom – Pepsi/cola NIC. Only Tap room and associated equipment for tap room and trench/conduit from tap room to bar area by GC
- 42. Can you please provide what work will be completed in each mobilization? We have attached our bid summary for you to reference. GC to advise site contractors as per their construction schedule.**
- 43. Is a drop-structure expected for the tie-in manhole? The reason I ask is that the OPSD only shows for pipes 200mm dia. and greater for external drop structures and for internal drop structures the OPSD shows that they are only to be installed in 1500mm dia. or greater manholes.**
A drop structure is not specified at the sanitary tie-in.
- 44. Do we leave our sanitary and water service 1.0m outside the building(s)? The sanitary and water services are to be left 1m outside the building envelope by the civil contractor.**

45. What are we accounting for at the well house and well casing for the water services (leave it within 1.0m of the outside or do we connect to an existing pitless adaptor)?

Assume a connection to an existing pitless adaptor for bidding purposes. Final connection details are to be verified in the field prior to connection.

46. Are lap joints expected at the sawcut areas of Merritt Gordon Drive where there is 100mm of existing asphalt?

Assume to mill a 0.5m wide, 50mm deep header at the connections to existing asphalt on Merritt Gordon Drive for bidding purposes. A lap joint detail will be provided in the IFC drawing set.

47. Will there be any soil characterization provided to us for disposal purposes? If not, how will this be accounted for (the contractor or an allowance)? *There are no excess soils currently expected to leave the golf course property. KGCC Will provide a soil "dump" location on site, as required.*

48. Will any supplementary conditions will be issued before tender close. *no*

49. Please confirm that bonding is not required for this project, either a bid bond, performance or labour and materials. *Confirmed*

50. Please confirm what change-order markups for the general contractor and subcontractors. *Work Performed Directly by the General Contractor: 10% markup for combined overhead and profit on their own labor, materials, and equipment. Work Performed by a Subcontractor: 7.5% markup on their direct costs.*

51. Please confirm whether CCDC 41 applies in full. *Confirmed*

52. Please provide the complete insurance requirements. *See addendum 01*

53. Please confirm required liability limits. *See ITT document*

54. Please confirm required pollution, boiler and machinery and other specialty policies if any required. *Confirmed*

55. Please confirm that tenderers are to price the specified products listed on the drawings and that value engineering will be discussed with the awarded contractor post tender closing. *Confirmed*

56. Are you able to Issue Division 01 requirements. *As per KGCC instructions at site meeting no div 01 to be issued.*

57. Please can you confirm closeout, commissioning and warranty requirements. *Assume industry standard to achieve occupancy, and compliance with requirements by OBC & AHJ, with Standard 1 year warranty*

- 58. Please can you confirm how post-tender municipal revisions to the Site Plan Approval will be addressed.** – *Any changes to the tender/contract documents will be via Change Orders.*
- 59. Please can you confirm who will be responsible for building and demolition permit.** *KGCC responsible for demolition permit, Architect & consultant team responsible for permit submissions.*
- 60. Please can you confirm who will be responsible for utility-disconnect/connection permits and fees.** *KGCC responsible*
- 61. Please confirm owner electrical work completed before mobilization.** *Please refer to addendum 01 E1T – Temporary works*
- 62. Please confirm temporary-power availability and cost responsibility for the project.** *Hydro consumption during construction to be paid by KGCC.*
- 63. Please confirm the power requirements for the pro shop and irrigation systems and who will be responsible for these connections-** *Not in contract*
- 64. Please confirm gas-disconnect responsibility.** *KGCC responsible*
- 65. Please confirm communications-disconnect responsibility.** *KGCC responsible*
- 66. Please confirm that KGCC will be responsible for salvaging any items prior to demolition** *KGCC responsible*
- 67. Please confirm whether early localized abatement will be permitted.** *To be confirmed following appointment*
- 68. Please confirm responsibility for air monitoring and clearance testing for abatement or if this will be taken care of via a testing and inspection allowance** - *Confirmed*
- 69. Please can you confirm that a cash allowance will be setup to tackle dewatering of the property and confirm discharge locations and permit requirements.** - - *Confirmed see Addendum 01*
- 70. Please confirm the value of the testing and inspection cash allowance.** *see Addendum 01*
- 71. Please confirm whether CAN/ULC-S1001 applies. If so, we recommend to carry a cash allowance for these requirements as it is difficult to obtain these costs pre-construction.** *see Addendum 01*
- 72. Please clearly identify all owner-supplied equipment and confirm the installation/connection responsibilities** – *Noted in Contract documents - If there is a discrepancy in the contract documents GC to advise of architect before proceeding with works.*

- 73. Please clearly identify all contractor-supplied equipment and confirm the installation/connection responsibilities.** *Noted in Contract documents all connections responsible by GC. If there is a discrepancy in the contract documents GC to advise of architect before proceeding with works.*
- 74. Please clarify the walk-in cooler, walk-in freezer and beer-room requirements and who is responsible for install based on our pre-tender meeting discussions – All by GC**
- 75. Please confirm that the club supplies the standalone upper-level freezer.**
– By KGCC.
- 76. Please confirm refrigeration controls and condensate requirements as well as gas, electrical, plumbing and any fire-suppression connections if applicable – See earlier responses.**
- 77. Please confirm if the Pretel quote is to be carried in our bid – Confirmed,**
pretel to provide updated quote and alternatives can be sought.
- 78. Please confirm all owner-supplied technology equipment.** *Noted in Contract documents all connections responsible by GC. If there is a discrepancy in the contract documents GC to advise of architect before proceeding with works.*
- 79. Please confirm that the 2023 hardware documents remain applicable –**
See earlier responses.
- 80. Please confirm the tender basis for North Star windows. – See earlier responses 4.**
- #22 Non-operating vinyl Windows are now being donated by LIFESTYLE HOME PRODUCTS - please carry only price for window installation and any associated works for these windows - Windows to be donated: 6# type A, 6# type B 1# type E, 4# type G, 5# Tyoe H.*
- 81. Please confirm if the vinyl windows are to operable and if so, how will they operate. The drawings appear to show them all as fixed. SEE**
response to Query 80
- 82. Please confirm the signage scope and whether Signify is sole sourced. –**
See earlier responses. –
- 83. Please can you issue a formal winter-work reimbursement procedure confirming reimbursable labour, equipment, material and fuel costs and concrete winter-charge responsibility. Please confirm whether temporary heating required to maintain schedule is reimbursable. – Confirmed**
- 84. Please confirm the snow-removal limits.** *To be finalized with GC once appointed and site works area confirmed*

85. Please confirm that the club will plough access roads and normal parking areas. – Confirmed

86. Please confirm that KGCC will be supplying and installing all window furnishings i.e. roller shades/blinds as per the tender breakdown GC to supply and install see earlier response.

87. There appear to be just concrete floors in the basement, no finishes. Is that correct? Including staff washroom? – No see earlier responses.

88. Are the stairs to the basement expected to have any flooring finishes, like rubber stair treads for example? I do see a detail that says no slip finish on the drawings, but that would be many things. – No see earlier responses.

89. Is there a room finish schedule available? Wall finish schedule? – yes, already issued. see earlier responses.

90. There are references to wall tile on the elevations. Can the locations / heights be clarified? I'm assuming the showers for sure, but not sure about the washrooms. Drawings are already dimensioned? Please clarify where information not clear/provided – refer to a6.01, 7.00/01/02/10

8. ATTACHED DOCUMENTS:

- Wall Coverings
- Appendix 05 Millwork revised.

APPENDIX 05

KGCC CLUBHOUSE: MILLWORK						
RM NO.	RM NAME	DRWG SHEET REF	MILLWORK TYPE	COUNTER TOP	CABINETRY	
GRD FLOOR						
101	VESTIBULE					
102	FOYER	A6.01	FIREPLACE		OAK MANTLE	
103	HALLWAY					
104	OFFICE HALLWAY	A9.01	PRINTER AREA/ FILING	SS-1 [RICHELIEU HANEX CASCADE ICE [CC-001]] OR RECLAIMED WOOD	OAK WOOD CABINETS [1 LATERAL FILING CABINET]	
105	BACK OFFICE	A9.01		SS-1 [RICHELIEU HANEX CASCADE ICE [CC-001]]	OAK WOOD CABINETS	
108	BOARD RM	A6.02	WOOD CEILING		OAK WOOD SUSPENDED CEILING PANELS	
110	WOMENS WASHRM	A7.00	VANITY	SS-1 [RICHELIEU HANEX CASCADE ICE [CC-001]]	-	
111	MENS WASHRM	A7.00	VANITY	SS-1 [RICHELIEU HANEX CASCADE ICE [CC-001]]	-	
112	UNIVERSAL WASHRM	A7.02	VANITY	SS-1 [RICHELIEU HANEX CASCADE ICE [CC-001]]	-	
113	MEN'S CHANGE ROOM	A2.03	LOCKERS AND BENCH	-	OAK WOOD	
			VANITY	SS-3 [RICHELIEU HANEX GRENCIO [ST106]	-	
114	WOMENS CHANGE ROOM	A2.03	LOCKERS AND BENCH	-	OAK WOOD	
			VANITY	SS-3 [RICHELIEU HANEX GRENCIO [ST106]	-	
115	STAIRS	A3.07	STAIRCASE			
116	TAP RM					
117A	PUB	A6.00				
117B	BAR	A9.00	REAR BAR COUNTER	SS-2 [RICHELIEU HANEX CASCADE BLACK [CC-006] OR RECLAIMED WOOD	PT-7, PT-11 ON LOWER CABINETS	
		A9.00	BAR COUNTER [LOWER]	STAINLESS STEEL		
		A89.00	BAR COUNTER [UPPER]	RECLAIMED WOOD		
		A9.00	SERVING STATION	SS-2 [RICHELIEU HANEX CASCADE BLACK [CC-006] OR RECLAIMED WOOD	PT-7, PT-11 ON LOWER CABINETS	
118A	KITCHEN	A7.09/10	KITCHEN CABINETS	STAINLESS STEEL I OR WHITE THERMOFOIL	STAINLESS STEEL	
EXTERIOR						
	TERRACE	A3.12	EXTERIOR BENCH			
		A7.03	BBQ	NAPOLEON STAINLESS STEEL	NAPOLEON STAINLESS STEEL	
COUNTERTOPS						
	WOOD	OAK WOOD				
WD-0		WOOD STAIN	OAK WOOD COUNTER [BAR]			
SN-1			SANSINS STAIN WHEAT [44]			
	SURFACES					
SS-1		SOLID SURFACE 1	RICHELIEU HANEX VENNING SOLID SURFACE CASCADE ICE [CC-001]			
SS-2		SOLID SURFACE 2	RICHELIEU HANEX VENNING SOLID SURFACE CASCADE BLACK [CC-006]			
SS-3		SOLID SURFACE 3	RICHELIEU HANEX VENNING SOLID SURFACE GRENCIO [ST106]			
		CHG RM LOCKERS	ASI PHENOLIC TRADITIONAL PLUS COLLECTION BLACK CORE AGED ASH [B844]			
DH-1	HARDWARE	DOOR HARDWARE	REFER TO SPECIFICATIONS PREPARED BY RIVETT HARDWARE, SCHLAGE ALX SERIES CYLINDRICAL LOCKS, SATURN [SAT], MATTE BLACK [622]			

KGCC CLUBHOUSE: WALL COVERINGS

	REF#	TYPE	PRODUCT	SIZE	LOCATION	NOTES
CEILING						
WALL COVERINGS	WDC-O	OAK CEILING	OAK WOOD SUSPENDED CEILING PANELS		BOARD RM	CLEAR COAT FINISH, EDGES - OAK
	B-1	BLINDS	CS SERIES PERFORMANCE SCREEN TAUPE [34] @ 10% SCREENING W/ 2 3/4" ALUM CASSETTE		OFFICES	SUPPLIED BY HOWIE'S BLINDS [705.750.0656]
	B-2	BLINDS	CS SERIES PERFORMANCE SCREEN TAUPE [34] @ 50% SCREENING W/ 2 3/4" ALUM CASSETTE		BOARD RM	OR SIMILAR
	AP-1	ACOUSTIC PANELS	RICHELIEU ARTOTIX CRYSTAL TILES IN COLOUR SHADOW [6694]		BOARD ROOM	EAST WALL
	PW-1	WC PARTITION WALL	BOBRICK DESIGNER SERIES HPL STANDARD HEIGHT 1041 FLOOR ANCHORED MILLENIUM OAK [5887-58]		MEN'S/ WOMEN'S WASHRMS	
	WP-1	WALL PAPER	PRIMEWALLS RIVIERA MASON PLANTATION RATTAN [18304]			
WALL TILES						
	WT-1	CERAMIC WALL TILE	DALTILE KEYSTONES ARCHITECT GRAY [D109]			
	WT-2	CERAMIC WALL TILE	DALTILE KEYSTONES ARCTIC WHITE [D617]		KITCHEN	BACKSPLASH/ MOP SINK WALL
	WT-3	CERAMIC WALL TILE	OLYMPIA TILE BIANCO CARRARA MARBLE POLISHED TILE [3"X6"X3/8"]		MEN'S/ WOMEN'S WASHRMS	
	WT-4	CERAMIC WALL TILE	CENTURA BASIC MOSAIC 1"X1" WHITE [MBM1301]	1" X 1"		SERVERY BACKSPLASH
	WT-5	PORCELAIN TILE TYPE 1	CENTURA MORE TORTORA [#MO00615]	12" x 12", or 12" x 24"	FOYER	FIREPLACE
	WT-6	CERAMIC WALL TILE	DALTILE KEYSTONES WHEAT BLEND [DK21]	1"X1"	WASHRMS 110 + B104	
	WT-7	CERAMIC WALL TILE	DALTILE CONTEMPO WHITE STRAIGHT JOINT M313 2"X2" HONED	2" X 2"	MEN'S/ WOMEN'S WASHRMS	