



Regional Municipality of Durham

Bid Opportunity: T-1034-2026 - General Contractor for the construction of 409 Centre Street South in Whitby

Closing Date: Friday, October 30, 2026 2:00 PM

Addendum number 3 – October 15, 2026

This addendum will form a part of the bid documents for the above-noted bid and shall be read in conjunction therewith. This addendum will take precedence over all requirements of the original bid documents and any addenda issued previously.

Bidders shall acknowledge receipt of this addendum with their electronic bid submission on the declaration page in the bidding system.

Attachments

1. Section 00 01 10 Table of Contents R1
2. Section 12 21 23 Window Coverings R1
3. Section 28 21 00 Surveillance Cameras R1
4. Appliance Schedule
5. Furniture Specifications
6. A0201 – Construction Assemblies = Exterior
7. A1400 – Floor Plan – Basement
8. A1700 – FF&E Plan – Level 1 Amenity Space
9. A8100 – Casework/ Millwork Notes & Legend, Schedule
10. S200 – Basement & Foundation Plan
11. S201 – Level 1 Framing Plan
12. S501 – Foundation Sections

Appendix D-1 Deliverables

Architectural Specifications

1. Section 00 01 10 Table of Contents R1; Replace and forms part of this Addendum. Add:
 - Appendix 12: Furniture Specifications
 - Appendix 13: Appliance Schedule
2. Section 12 21 13 Window Coverings R1; Replace and forms part of this Addendum. Add:
 - 2.2.2.1, PVC-free
 - 2.3.4, Dynamic hembar (typical window shades)
 - 2.3.13, blackout side and bottom channels (blackout shades)
3. Section 28 21 00 Surveillance Cameras R1; Replace and forms part of this Addendum. Add:
 - "2.7 Security PoE Switches"

Delete:

 - 1.6.1.1, removed "through owner supplied LAN switches"
 - 1.6.2.1, removed "through owner supplied LAN switches"
4. Appendix 12: Furniture Specifications; Add, forms part of this Addendum.
5. Appendix 13: Appliance Schedule; Add, forms part of this Addendum.

Appendix D-2 Material Disclosures

Drawings - Architectural

1. A0201

FW1a assembly: Add drainage board and rigid insulation to "EXTEND TO MIN. 1200MM"

Addendum 3

BELOW GRADE". REVISES note "OPEN CUT EXCAVATION, REFER TO SHORING DRAWINGS FOR TYPE" to "PROVIDE SHORING AS REQUIRED TO ALLOW FOR OPEN CUT EXCAVATION"

FW1b assembly: Delete note for insulation to "EXTEND TO MIN. 1200MM BELOW GRADE". REVISES note "OPEN CUT EXCAVATION, REFER TO SHORING DRAWINGS FOR TYPE" to "PROVIDE SHORING AS REQUIRED TO ALLOW FOR OPEN CUT EXCAVATION"

2. A1400 – Delete incorrect FW1a TAGS. Add note to "MAINTAIN CONTINUITY OF WATERPROOFING AND INSULATION AT EACH CONCRETE WALL INTERSECTING FW1b and TO REFER TO STRUCTURAL DRAWINGS."
3. A8100 – Add General Note 24
4. Add and forms part of this addendum A1700 sheet (FF&E PLAN – LEVEL 1 AMENITY SPACE)

Appendix D-2 Material Disclosures

Drawings - Structural

1. Drawing S200 – BASEMENT & FOUNDATION PLAN
 - 1.1 Add detail 6/S501 to the plan at grids F/5.
 - 1.2 Add joints between foundation walls in unexcavated space and basement walls where clouded on plan.
2. Drawing S201 – LEVEL 1 FRAMING
 - 2.1 Show shoring at property line along west and south sides of the structure.
3. Drawing S501 – FOUNDATION SECTIONS
 - 3.1 Revise detail 4/S501.
 - 3.2 Add detail 6/S501.

Question 1:

Can the structural drawings be re-issued?. The file is damaged and could not be repaired.

Answer 1:

Refer to Addendum 2

Question 2:

The Civil drawings are plotted in 8.5 x 11 format. Can they be re-issued to full size.

Answer 2:

Refer to Addendum 2

Question 3:

Hi please provide new file for structural drawings, because current structural drawings is corrupted

Answer 3:

Refer to Addendum 2

Question 4:

Existing civil drawings has format 27.94cm x 21.59cm. is it possible to provide large format for take off

Answer 4:

Refer to Addendum 2

Question 5:

Structural drawing files are damaged. Please re-issue structural drawing.

Answer 5:

Refer to Addendum 2

Question 6:

Please refer to specs section 12 21 23, 2.1.2.1, specified Sun Glow or Elite Can you please consider Somfy Motors so we only use Somfy for all our motors and motorized components (Somfy is specified

Answer 6:

Somfy is specified for motors and components under the following Clause (2.1.1.2.2)

Question 7:

Based on the wall assembly detail provided, FW1a is shown with waterproofing applied on the exterior face. In the basement floor plans, multiple internal walls are also designated as FW1a. These internal FW1a walls appear to be fully exposed to backfill on both sides due to the surrounding excavation conditions. We request clarification on the following to ensure correct scope alignment:

(a) Please confirm whether waterproofing is required on both sides of FW1a where the wall is exposed to backfill on both faces.

(b) Alternatively, if these FW1a walls are considered internal walls within an uninhabitable basement/service area, kindly advise whether waterproofing is not required for these locations.

Answer 7:

Walls that are fully exposed to backfill on both sides are not required to be waterproofed. Please refer to the revised foundation assemblies on A0201 and to A1400 which have been issued as an attachment to Addendum 3.

Question 8:

Please refer to specs section 12 21 23. Specifying a PVC free 1% open fabric for the sun control but then for the blackout, they are specifying a non PVC free fabric, what is the point in using PVC free for the sun control but not for the blackout, it kind of defeats the purpose of using a PVC free fabric. Please confirm the fabrics with the Designer, do they want both fabrics to be PVC free or can we price a Greenguard Gold Certified fabric for both? There are alot of great no VOC Greenguard Gold Certified sun control fabrics that are Anti Bacterial, Anti Fungal, Lead Free etc. and alot more cost effective. We use the Greenguard Gold fabrics for Public Schools, Libraries and Hospitals.

Answer 8:

We are not considering substitutions at this time. Proposed alternates can be reviewed with the successful proponent. A PVC free black-out fabric has been included in the amended spec section. Refer to attachment as part of Addendum 3.

Question 9:

In the spec. section 12 21 23, for item 2.3.4 they mention a Dynamic Hembar and say in lieu of bottom channels but then item 2.3.13 calls for side AND bottom channels. Please confirm if you want just the side channels for the blackout or side and bottom channels.

Answer 9:

Dynamic hembar is for the typical window shades. Blackout side and bottom channels are for the blackout shades. Refer to attachment as part of Addendum 3.

Question 10:

Specs section 14 20 00, 4.1 _ Maintenance: five years and section 14 90 00, 1.32 refers to five years checks and duties. Usually, standard terms is one (1) year maintenance and should be separate price for five (5) years maintenance. Please consider separate price for five (5) years maintenance and not to include in based bid.

Answer 10:

14 20 00 include for 2 years of maintenance and separate price for a 5 year maintenance contract. 14 90 00 is applicable for both 2-year and 5-year contracts.

Question 11:

Please advise if kitchen appliances, commercial equipment and furniture are part of the GC scope.

Answer 11:

Furniture and appliances are part of the GC scope. Drawings, schedules and specifications have been added as part of this Addendum. In terms of mechanical & electrical commercial equipment, the GC is responsible for all equipment shown on the drawings and mentioned in the specifications. Refer to attachment forming part of Addendum 3.

End of addendum