



Regional Municipality of Durham

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

Closing Date: Friday, November 06, 2026 2:00 PM

Addendum number 4 – October 21, 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.

Bidders are hereby advised that the bid closing date has been revised to Friday, November 6, 2026, until 2:00 pm local time.

1) Document 1 of 5, Part 1, Article 1.4 RFT Timetable, delete the following:

Deadline for questions October 16, 2026

Deadline for issuing addenda October 23, 2026

Submission Deadline October 30, 2026

And replace it with the following:

Deadline for questions October 23, 2026 (*note no questions beyond this date will be considered*)

Deadline for issuing addenda November 2, 2026

Submission Deadline November 6, 2026

Attachments

1. Due Diligence Soil Characterization Report
2. Landscape Markup

Documents

1. Due Diligence Soil Characterization Report; add forms part of this Addendum.
2. Landscape Markup; add forms part of this Addendum.

Question 1:

Section 10 28 13 – Washroom Accessories – Item 2.2.19 Adult Changing Table (ACS) We would like to request approval for ASI Group Universal Change Station model #9060. It is a motorized, electronically height adjustable unit that

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can be hard wired or plugged into an outlet with battery back-up. Model #9060 has a safety guard with 227kg (500 lbs.) weight capacity. Wall-mounted, heavy duty steel structure and ABS tray, pneumatic gas-shock folding.

Answer 1:

Alternative products will only be considered if the Bidder satisfies the requirements listed in Document 1 of 5, Article 1.7 and no later than 10 days prior to the bid closing date.

Question 2:

Please advise if the PDO will break out of the hardware provided.

Answer 2:

The PDO (assumed to mean power door operator or automatic door operator) can be quoted as a separate package from the remaining hardware. Ideally division 08 71 00 would be supplied by one sub supplying all products as written. This minimizes errors, omissions, and coordination time.

Question 3:

Please refer to Structural drawing foundation sections 3/S500, 10/S500, under side of footings to bear on native soil. As per the geotechnical report prepared by exp dated 2025-05-30, 6.3 Foundation Considerations, Table 2 for the founding level, BH1: 97.4, BH2: 97.5, BH3:97.2 and BH4:97.1. Should we follow this under side of footing elevations or per sections 10/S300 & 3/S500 for unexcavated portion which shows underside of footings lower than the basement level except for the basement wall footings per section 1&2/S501 (TOF will be -275 mm from basement elevation 97.45 as mentioned on S200)

Answer 3:

For pricing the TOF elevation should be -275 from basement slab per note 2.3 on S200, except where deeper foundations are noted next to the sump pits.

Actual founding elevations will be based on soil conditions on site, and could be shallower or deeper than shown, depending on the depth of undisturbed soil.

Question 4:

Please refer to Geotechnical report prepared by exp dated 2025-05-30, 6.6 Floor Slab Construction and Perimeter Drainage...It says the HydorG study has been performed by exp and will be reviewed by the Town to determine short term and long term discharge. Please advise where we can discharge water during construction?

Answer 4:

During construction, dewatering effluent can be directed into the sewers owned by the Town of Whitby and /or Durham Region. Treatment for TSS would be required to meet storm sewer standards.

Question 5:

Please refer to Geotechnical report prepared by exp dated 2025-05-30. 6.2 Subgrade Preparation, Report says that "During winter months, it will be difficult to control proper placement and compaction of the fill. Therefore, backfilling operations are not recommended. Frozen material should not be used" It is anticipated that the foundation work will be in winter months. Please advise what material to use for backfilling against foundation walls and to raise the grade.

Answer 5:

Any shortfall of suitable on-site excavated material can be made up with imported granular material, OPSS Granular 'B' or equivalent.

Question 6:

Please refer to Geotechnical report prepared by exp dated 2025-05-30, Borehole log #1 to #4 from building footprint shows fill layer in varying elevations 97.4 to 97.6m from existing ground level. Please confirm that the slab on grade can sit on the current fill underlying the slab on grade for the section of the building with no basement and we don't need to remove existing fill and replace with OPSS Granular 'B' as mentioned in 6.5 Backfill Considerations

Answer 6:

This was answered in Section 6.6. Subject to proof-roll, the current fill can remain.

Question 7:

Specification 27 10 00 lists Belden as the only acceptable communication cabling manufacturer. Specification 27 15 13 lists Belden, Panduit or CommScope as acceptable communication cabling manufacturers. Please advise if the cabling must be Belden or if it is open to Panduit and CommScope as well.

Answer 7:

Panduit and CommScope are acceptable alternatives

Question 8:

Section 07 61 00 2.2.3.2.2 We are requesting that Havelock Metals - Legacy Standing Seam - Metal Roof Panels be considered as an approved Alternate to

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the Specified VicWest product. Here is a Link to the webpage for the Proposed Product <https://www.havelockmetal.com/product/legacy-mechanical/> Here is a Link to the PDF Spec Sheet for the Proposed Product <https://www.havelockmetal.com/uploads/2026/03/Spec-Sheet-for-Legacy-Standing-Seam.pdf>

Answer 8:

Alternative products will only be considered if the Bidder satisfies the requirements listed in Document 1 of 5, Article 1.7 and no later than 10 days prior to the bid closing date.

Question 9:

Please refer to Structural drawing section 5/S500 for concrete retaining wall. U/s of footing (97.95) based on 1.5 meter below the lower side grade (99.45) which bearing on fill material as per closest borehole log#6. Fill material is extended to level up to 94.3.

Answer 9:

Any foundations must be founded on engineered fill or native soils.

Question 10:

Structural drawings say footing to bear on engineer fill. As fill material depth is about 3.65 meters at these locations. Please advise how to proceed here considering neighboring property on East side.

Answer 10:

Shoring should be considered if earthworks is to be carried out for engineered fill and spatial restrictions cannot accommodate open cut excavation.

Question 11:

Please refer to the Risi stone retaining wall drawing RW-1, Footing to bear on engineer fill. Fill level is extended up to 97.5 and 97.9 for BH#3&5 respectively. However, the RW-1 drawing shows u/s footing is 98.99 and top is 100.45. Should we consider footing for stone retaining walls to be at 98.99?

Answer 11:

Footings may be founded on 98.99 only if engineered fill has been placed up to this elevation. Engineered fill will also need to be developed on competent native soils. As such, excavation must be carried down to native levels and then engineered fill back up to u/s footing level.

Otherwise, footings will need to be founded on native soils (approximately 97.5 and 97.9 for BH#3&5 respectively).

Question 12:

Due to workload and other closings we would like to request a two weeks closing extension.

Answer 12:

One week extension has been granted. See change noted above.

Question 13:

Please advise who will be decommissioned the existing monitoring well.

Answer 13:

EXP can decommission the wells on a time and material basis.

Question 14:

Please refer to FINAL Hydrogeological Investigation and Water Balance Report prepared by exp dated 2026-03-17 and advise us on below items:

a) Please advise if the owner has applied for a temporary dewatering permit & whether it is for Sanitary sewer or Storm sewer?

b) Please advise whether temporary dewatering discharge is to follow PWQO standards or the Regional Municipality of Durham for Sanitary and Town of Whitby for Storm sewer discharge?

Answer 14:

- a) A temporary dewatering permit has not been applied yet.
- b) Temporary dewatering discharge is to follow the Regional Municipality of Durham for Sanitary and Town of Whitby for Storm sewer discharge. An agreement to discharge into the sewers owned by the Town of Whitby and /or Durham Region will be required prior to releasing dewatering effluent.

Question 15:

Please provide at least three (3) days post tender issue for RFI's deadlines for further RFI's from the addendum.

Answer 15:

RFI deadline has been extended by one (1) week. See change noted above.

Question 16:

Please to spec section 08 71 00. Please consider ASSA ABLOY SW 200 and ASSA ABLOY SW100 series swing door operator as an alternative to specified.

Answer 16:

Alternative products will only be considered if the Bidder satisfies the requirements listed in Document 1 of 5, Article 1.7 and no later than 10 days prior to the bid closing date.

Question 17:

Specs section 28 4 500 for the Water Detection and Alarm scope to furnish complete water detection system for the locations indicated on the drawings. We couldn't find water detection system on the drawings. Please advise if this is part of scope.

Answer 17:

This project does not include a leak detection or water detection system. Therefore, it is not shown on the drawings, and no alternative products are required.

Question 18:

Please refer to E-100 (Electrical Site Plan). It shows communication duct bank from Ontario St W and hydro duct bank as per Elexicon requirements. Please advise extent of primary duct bank scope where to connect and who will be responsible for any work outside the property for both hydro and communication duct bank and provide details.

Answer 18:

For hydro duct bank, please coordinate with Elexicon. For the ISPs Please coordinate with Bell and Rogers

Question 19:

Please refer to site services drawing SS-1 and traffic management plan TM-1 to TM-4. There are street connections for the storm and water. Please advise on below RFI's

- a) Please confirm that our site services contractor can perform the work outside of property line to the city connections.
- b) Please confirm that the Owner will pay for all connection fees.
- c) Please confirm who will be responsible for street closing and connection permits.

Answer 19:

- a) The site contractor will be responsible for installing these connections.
- b) Yes, the Owner will pay for all connection fees.
- c) The contractor will be responsible to obtain a Road Occupancy Permit from the Town.

Question 20:

Construction Management plan CM-1 shows construction access along Ontario St. West. During site visit it is found that there is existing overhead hydro cables may require to protect or relocate. Please advise.

Answer 20:

Existing overhead wires and hydro poles are to be maintained and protected.

Question 21:

Please refer to geotechnical report prepared by exp dated 2025-05-30, 6.6 Floor Slab Construction and Perimeter Drainage, says that “should the Town disapprove of discharge into the Town sewers, the basement needs to be designed as a watertight structure. Please advise.

Answer 21:

The town has approved foundation connection to the sewers via pumped connection. Refer to the Site Servicing Plan for the location of the connection for foundation drainage.

Question 22:

Could you please ask the consultant to provide the soil characterization report regarding this project?

We need this report to determine the soil disposal pricing based on the specified soil classification table.

Answer 22:

Refer to attachment forming part of Addendum 4.

Question 23:

Please refer to structural section details 3, 5/S500 shows key in the wall and shows two steps pour for the reduced wall thickness for exterior rigid insulation/stone ledge. Can we have monolithic pour to FFE and leave the rigid insulation/stone ledge formed?

Answer 23:

Detail 3 and 5, or just detail 3 on S500? Not following the question, maybe a markup would help.

Question 24:

Please refer to S203. Does section 13/S510 apply to all openings typical on all levels for the openings?

Answer 24:

Only along grid K and A.

Question 25:

Architectural section 2/A5201, 1/A5201 shows continuous angle and says refer to structural. Please advise which section and plan details show the angle details and advise if all exterior shelf and reveal angle required to be galvanized?

Answer 25:

The detail is illustrated in 2/S510. The shelf angle is continuous; the angle screwed to the CLT deck is not continuous. Per the general notes and specifications, any structural steel outside the building envelope is galvanized.

Question 26:

Please advise if there will be BAS control. If yes, please provide manufacturer name.

Answer 26:

Yes, a BAS is required. Specification section 25 05 02 lists acceptable manufacturers and requirements for the BAS system. The specification section is intended to be read in conjunction with the control diagrams in the drawings.

Question 27:

Please advise if there are any union requirements.

Answer 27:

There are no union requirements.

Question 28:

Please refer to specs section 01 13 00 – Delegate Design Requirements. 3.2 Delegates design schedule, There are certain sections which don't require delegate design and it's not normal like for the section 09 21 16 – Gypsum board: for light gauge metal studs framing, section 26 56 13: Light poles, as usually designed by the project engineer, section 32 31 13 – wood fence, always designed by landscape consultants, Please advise.

Answer 28:

Refer to Specification Section 01 13 00 – Delegate Design Requirements, including Article 3.2 – Delegate Design Schedule. The listed items are identified in the specifications as delegate design requirements and shall be provided in accordance with the Contract Documents. The Contractor shall coordinate the required design and engineering services with the appropriate qualified professionals to meet the specified performance requirements and applicable codes. No change to the Contract Documents is required.

Question 29:

We are looking to supply Canadian materials and products ... Can Windspec and/or Commdoor Aluminum be considered as an alternate supplier for the curtain wall - windows - doors etc.?

Answer 29:

Alternative products will only be considered if the Bidder satisfies the requirements listed in Document 1 of 5, Article 1.7 and no later than 10 days prior to the bid closing date.

Question 30:

On drawing E-100, it is not clear the size of Primary and Secondary Duct Banks. However, as per detail 1/E-102, it is shown as 4-4" DB2. So, we are following these details for both Primary and Secondary duct banks. Please confirm.

Answer 30:

The primary duct bank size and requirements shall be as per Elexicon standards, as noted on E-100. The secondary duct bank shall be as noted on E-100 and constructed as per Detail 1 on E-102: 2W x 2H x 4 in. concrete-encased duct bank.

Question 31:

The specifications call for non-US products but the specified BRICK1 and the approved alternates are from the US. In addition, Brick2 is from Denmark but the approved equivalent is also from the US. Please confirm what alternate Canadian manufacturers you would like us to proceed with and please specify the products.

Answer 31:

The project specifications were developed prior to the implementation of the Buy Ontario policy. The brick selections were established through an extensive heritage approval process and were subsequently reviewed and approved by the Heritage Committee. Bidders shall include the specified brick products in their base bid.

Question 32:

Specifications 07 21 00 - Page 5 of 10 states that Rigid Polystyrene Insulation is to be located at cavity wall near grade. Please confirm how high that would be or if it's behind the stone base only and if that would be considered near grade.

Answer 32:

Please refer to EB1 assembly on sheet A0201 and to details 1/4/6 on sheet A5200

Question 33:

Please provide specifications on the installation of stone that is 50mm thick. We are assuming that is mechanically anchored due to the thickness of the stone. Please confirm.

Answer 33:

A new exterior stone cladding Section will be generated in a forthcoming addendum.

Question 34:

Please provide 1 week extension to the bid and extend the question period by 1 week.

Answer 34:

RFI deadline and tender closing have been extended by one (1) week.

Question 35:

Drawing S202 second level framing plan grid line A-B and 3-4. Please indicate the required size of the CLT panel. Size is not indicated in the specified location.

Answer 35:

9 ply 245 CLT

Question 36:

Could you please clarify which product and gauge the exterior soffit system requires?

Answer 36:

Section 07 40 25 can be deleted in its entirety.

Updates to section 06 26 00 will be issued in a forthcoming addendum

Question 37:

Do we need to pay for construction fast-fence on site, if yes please provide value required

Answer 37:

Yes, this is a municipal requirement. Please include pricing for construction hoarding around the site perimeter in accordance with Specifications. (Section 01 56 00, 1.5.2 medium-security temporary hoarding enclosure).

Question 38:

Please refer to Reflected Ceiling Plan 1501 to 1503. IT refers to exposed CLT and exposed concrete. Please advise type of ceiling finish for exposed CLT and exposed concrete ceiling. Please include the ceiling finish in room schedule drawing A6110 including M&E services.

Answer 38:

Ceiling finishes are clearly indicated in the Reflected Ceiling Plans. As multiple ceiling finishes may occur within a single room, adding this information to the Room Finish Schedule (RFS) could cause confusion. Therefore, ceiling finishes will not be included in the RFS.

The "RCP General Notes" on Sheets A1500, A1501, A1502, and A1503 define the requirements for the finishes of exposed mechanical and electrical services. These finishes will not be included in the Room Finish Schedule (RFS). Also refer to the Specifications.

A painted finish will be introduced for the exposed concrete ceiling in a forthcoming addendum.

Exposed CLT finishes are specified in Section 09 93 00, Article 2.2.2.

Question 39:

Please refer to A1500, A1501, A1502 and A1503. RCP General Notes: Please advise on below items:

- a) All exposed M&E services, hangers, and support to be painted. Refer to M&E drawings. Could you please include not in room finish schedule?
- b) Note#8, Surface mounted conduits at Glulam beams and columns in exposed location is prohibited. Device must be mounted on GWB partition and ceiling

(exposed or not). I hope that the M & E drawings have been coordinated and captured required bulkhead or GWB in architects' drawings. As drywall/framing trades will quote the job based on architects' drawings only. Same applies for the note#11. Please confirm.

Answer 39:

The "RCP General Notes" on Sheets A1500, A1501, A1502, and A1503 define the requirements for the finishes of exposed mechanical and electrical services. These finishes will not be included in the Room Finish Schedule (RFS). Also refer to the Specifications.

M&E drawings have been coordinated with the Architectural drawing

Question 40:

Please refer to specification section 01 56 00, 1.5 Exterior hoarding/fencing. 1.5.2 refers to medium-security temporary plywood hoarding enclosure and painted as per 1.5.11 and 1.5.3 refers to low-security chain link hoarding. However, CM-1 refers to "Enviro Fence" which is fast fence. Kindly please confirm which document to follow for fence and provide further details.

Answer 40:

Please follow 1.5.2.

Question 41:

Please refer to specification section 09 21 16. Please advise grades required for gypsum board.

Answer 41:

Any of the specified gypsum wall board products and those by the specified manufacturers are acceptable for use in this project

Question 42:

Heavy duty tree protection is shown on construction management plan (CM -1) as well as on landscape drawing TS.1 at the location of proposed stone retaining wall. Please advise if we can install light duty tree protection fence during the construction.

Answer 42:

E Alternative products will only be considered if the Bidder satisfies the requirements listed in Document 1 of 5, Article 1.7 and no later than 10 days prior to the bid closing date.

Question 43:

Please refer to CM-1. It shows existing fences to remain on North and East side. However, landscape drawing L.1 shows new wooden privacy fence per detail 5/L.5 and wood plus metal privacy fence 3/L.5. Please confirm.

Answer 43:

CM-1 will be revised to remove the note for the existing fence to remain on the IFC set. Existing fencing on the north and east side shall be removed and replaced with fencing as proposed on the Landscape Plan. Please refer to the landscape markup attached.

End of addendum