

Addendum #2

Project: OAHS – 321 John St, Cobourg

Project No.: 251088

Date: June 22, 2026

The following information supplements and/or supersedes the bid documents issued on **June 1, 2026** and **subsequent Addendum**.

This Addendum forms part of the contract documents and is to be read, interpreted, and coordinated with all other parts. The cost of all contained herein is to be included in the contract sum. The following revisions supersede the information contained in the original drawings and specifications issued for the above-named project to the extent referenced and shall become part thereof. Acknowledge receipt of this Addendum by inserting its number and date on the Tender Form. Failure to do so may subject the Bidder to disqualification.

Addenda Documents attached herein.

Clarifications:

Site questions note:

Below is a record of the questions inquired and responded during the site walkthrough.

If bidders find that any question or corresponding answer is missing from this list, they are requested to resubmit it so it can be officially addressed and included in the tender process.

Site Question #0.1: *Site construction staging area during construction.*

Site Response #0.1: This question will be clarified at a subsequent Addenda.

Tender questions:

Question #2.1: *In reviewing the specifications for the windows please verify glass option and any ratings needed for this project as the specifications are unclear (ie- LowE180, 366Solrgain, ER34, etc).*

Response #2.1: We do not understand the question. There is no reference in the specifications to 366Solrgain or ER34. We understand Low-E coatings are clearly indicated in the specifications,

articles 2.2.7, 2.2.8, 2.3.2, 2.3.3 and 2.3.4. or Section 08 80 00 GLAZING. Please inquire again if otherwise.

Question #2.2: *On page two (of Addendum #1) it states that there will not be any extensions however on page three it states REVISED closing is July.*

Response #2.2: Refer to Addendum #1 response #1.3. There will be no further extensions to the tender period beyond the one included in Addendum #1, as included in revised 2.1 of Section 00 21 13 INSTRUCTION TO BIDDERS.

Question #2.3: *Please confirm requests for brick veneer, metal soffit, siding & roofing subcontractor company profiles & resumes as per **SUBMISSION REQUIREMENTS 11.2 .9 .2** is acceptable as part of SUPPLEMENTARY BID INFORMATION FORM submission due July 15th @ 12PM.*

Response #2.3: Refer to Addendum #1 responses #0.3 and #1.3 Confirmed.

Question #2.4: *Kindly clarify if WSIB Rate Statement noted/ requested as per **SUBMISSION REQUIREMENTS 11.2 .5** is not referring to a WSIB Clearance Certificate as part of tender submission requirements.*

Response #2.4: The bidder's remark is correct. Please consider **WSIB Clearance Certificate** as revised in the revised drawings and specifications issued with this addendum.

Question #2.5: MASONRY - 04 20 00 *The specified below grade blocks are split faced charcoal for N1 Foundation wall makeup. It calls for a drainage board on the exterior portion. With it being split faced it will be a rough finish so it will be difficult to apply the drainage board. Should a smooth charcoal be specified? Also does it need to be the architectural block for the entire height as most of the arch block will be buried or can a standard CMU be used below grade and arch used above grade?*

Response #2.5: The bidder's suggestion is acknowledged and accepted. Please consider **architectural block (ACB1) smooth charcoal** above grade/exposed and **CMU** below grade as revised in the revised drawings and specifications issued with this addendum.

Question #2.6: FINISHES/ Resilient Tile Flooring - 09 65 19 *What is the Gypcrete product and manufacturer that is being used as a topper on the 2nd and 3rd floors?*

Response #2.6: Gyp-Crete 2000¹ by Maxxon Corporation per 2.1.2 of Section 03 51 13 GYPSUM CONCRETE.

Question #2.7: *What is the elevator finish materials?*

Response #2.7: Brushed stainless steel #4 walls and ceiling finish throughout with aluminum brushed round straight railing on left, rear and right walls, and round spot lighting. Standard car front (Stonehenge).

Question #2.8: Resilient Tile Flooring - 09 65 19 *Kindly clarify locations where RBF 1 is Tarkett Millwork Mandalay MW-xx-H4 & RBF 2 is 4" Thermoset rubber base by Tarkett to be installed.*

Response #2.8: RBF2 has been deleted from scope in this addendum. All wall base have been fully consolidated to RB 'Millwork Wall Base - Mandalay MW-XX-H4' by Tarkett in the revised drawings and specifications issued with this addendum.

Question #2.9: 09 65 19 - Resilient Tile Flooring *Please confirm LVT-1 & LVT-2 on architectural drawings floor finish schedule is synonymous for VFT-1 & VFT-2 in architectural specifications.*

Response #2.9: Yes, they are. Those should have been fully consolidated to **VFT-x** in the revised drawings and specifications issued with this addendum.

Question #2.10: 09 65 19 - Resilient Tile Flooring

Proposed alternate products

1. Tarkett Millwork Mandalay RBF-1.....Roppe Contours
2. Tarkett 4" Thermoset RB RBF-2.....Roppe 700 series
3. Tarkett integrated tread/riser angle fit.....Roppe integrated tread/riser

Response #2.10: No substitutions or alternative products will be considered during tender beyond the listed in the specifications.

Question #2.11: *Section 09 67 23 Epoxy Flooring is included in the specifications, but no epoxy flooring tag appears on the architectural finish plans. Please confirm whether epoxy flooring is required, and if so, identify the rooms/areas and clarify whether it replaces CFS1 or another scheduled finish.*

Response #2.11: Epoxy flooring to be used at Electrical & Mechanical service rooms 119 & 120, Janitor rooms 113 & 213, and HWT rooms 116-119, 202-205 and 302-305. Refer to the revised drawings issued with this addendum.

Question #2.12: *Under Roof assemblies Type R1, 3/4 T&G Plywood is called for. Can you confirm that this is correct? Typically this type of sheathing is for floors only.*

Response #2.12: We are asking for 16mm T&G on our drawings (S204). It doesn't need to be T&G but they would need H clips if not.

IS TO BE VERIFIED AND IS SUBJECT TO CHANGE BASED ON FINDINGS.

3. ALL ROOF SHEATHING TO BE 16 mm T&G PLYWOOD APPLIED DIRECTLY TO TRUSSES
4. PROVIDE FULL BEARING FOR ALL BEAMS SUPPORTED AT STUD WALL LOCATIONS.

Question #2.13: *Please confirm whether Agway or Vicwest standing seam metal roofing can be approved as an alternative to the Morin Symmetry-12 system.*

Response #2.13: Per 2.1.1 of sections 07 41 13 ALUMINUM ROOF PANELS and 07 46 19 ALUMINUM SIDING AND SOFFITS, "Approved roof panels consisting of similar configuration and components will be considered provided they meet the performance requirements systems listed in this Section and are deemed to be consistent with the roof panels indicated and components listed." This applies to all roofs', wall's and soffits' aluminum panels characteristics, such as, but not limited to, aluminum body, gauge/thickness, profile, width, length, height, coating properties, etc.

Question #2.14: *Please confirm whether Agway HF-12NF 22ga or Vicwest AD300-NF 22ga be an approved alternative for the Morin MX-6?*

Response #2.14: The profiles listed are not standing seam profile. Responded in #2.13.

Question #2.15: *Please confirm that Roof Assembly R1 and R9 should specify MTL-1 instead of MTL-2 as seen below. Roof specification only shows MTL-1.*

Response #2.15: That was correct at tender documents. Please note that roof material designation has been revised to **MTL-3** for increased distinction with soffit (MTL-2) and wall materials (MTL-1). Refer to the revised drawings and specifications issued with this addendum.

Question #2.16: *Please verify where to use MTL-2/MTL-2a Morin MX-6 soffit as shown on specification. It is not indicated on plans except for R1 and R9 roof assembly.*

Response #2.16: To be used at soffit assembly (off of South elevation). Refer to the revised 3rd Floor Reflected Ceiling Plan drawing A122 issued with this addendum.

Question #2.17: *Could you also provide plumbing fixtures schedule as we don't know manufacture name or supplier for these fixtures or we can include all standard.*

Response #2.17: Issued in Addendum M-001.

Question #2.18: *The dimensions for the specified precast planter would be a custom fabrication, therefore exponentially more expensive than an in-stock sized planter. Would the owner/landscape architect be open to revising the planter size to one of the following?*

Square Planter 16" x 16" x 16"	Rectangle Planter 16" x 42" x 30"
Square Planter 16" x 16" x 30"	Rectangle Planter 16" x 60" x 30"
Square Planter 16" x 16" x 40"	Rectangle Planter 16" x 96" x 30"
Square Planter 30" x 30" x 18"	Rectangle Planter 18" x 48" x 36"
Square Planter 32" x 32" x 32"	Rectangle Planter 24" x 48" x 24"
Square Planter 36" x 36" x 18"	Rectangle Planter 24" x 60" x 18"
Square Planter 36" x 36" x 24"	Rectangle Planter 24" x 60" x 30"
Square Planter 42" x 42" x 30"	Rectangle Planter 24" x 96" x 24"
Square Planter 48" x 48" x 48"	Rectangle Planter 30" x 60" x 30"
Square Planter 48" x 60" x 42"	Rectangle Planter 36" x 72" x 18"
	Rectangle Planter 48" x 96" x 18"

Response #2.18: Refer to Landscape Addendum #1.

Question #2.19: ***DIVISION 26 – ELECTRICAL*** *Kindly confirm the cloud revision on Single Line Diagram drawing E3 is the Solar PV System by cash allowance.*

Response #2.19: Refer to Solar PV PV01 Addendum and to Electrical Addendum E1, E2 and E3.

Question #2.20: *Regarding door hardware, Drawing number A003 door & Frame Note NO 31 - says All hardware to be supplied and installed by Contractor and in Allowance section in spec 01 21 00 under finish hardware says finishing hardware supply and install. Please confirm this RFI (Request for Interpretation)*

Please confirm that supply and install for all solar work is through allowance.

Response #2.20: Finish hardware to be supplied and installed under cash allowance with the exclusions included in cash allowance price No. 3. The noted exclusions are included in the contractor's price. Note No. 31 in drawing A003 deleted.

Question #2.21: *Is there any exterior sign for this building or not. There is no detail. Dwg A005, curtain wall schedule has something with 321 john st. Please provide any detail if you have for pricing purpose.*

Response #2.21: There is no exterior sign. Detail per W01 FS1 in A005 and **FT-1** in accordance with section 08 80 00 Glazing of the specifications.

Question #2.22: *Is there any new chain link fence to be supply and install, please confirm. If yes then provide mark up in the drawings where you need and similar for Omega fence.*

Response #2.22: No chain link fence included in scope. Refer to Site Plan A010 and Landscape drawings for locations and extent of new proposed fences and section 32 31 19 Decorative Metal Fences of the specifications for fence type.

Question #2.23: *Please provide from your perspective tentative start date and completion date for this project.*

Response #2.23: Responded in **Site Response #0.2** included in **Addendum #1**.

Question #2.24: DIVISION 26 – ELECTRICAL Electrical Site Plan E1 shows a generator room location, the electrical specifications note a new generator. Please clarify new generator location on ground floor power plan E6.

Response #2.24: We have included deletion of the generator specification in our addendum E2.

Bidders are asked to inform the consultant, within two (2) business days of issuance of this Addendum, if any of their questions have not been answered in this Addendum.

Specifications:

Please note that the Project Manual has been revised in multiple sections. For clarity and to facilitate tracking by bidders, all amendments have been marked in **red**, and deleted items been marked in ~~strikethrough~~ grey. The fully updated Project Manual (except Mechanical specifications) has been re-issued in its entirety – including sections not revised -, for the bidders benefit.

Architectural Drawings:

Please note that the Architectural Drawings have been revised in multiple sheets. For clarity and to facilitate tracking by bidders, a complete set of Architectural Drawings has been re-issued in its entirety.

Drawing Revisions:

1. A000 COVER SHEET
DELETE: A000 COVER SHEET, dated 2026/05/29
ADD: A000 COVER SHEET, dated 2026/06/17
2. A001a OBC MATRIX AND FIRE SEPARATION DRAWINGS
DELETE: A001a OBC MATRIX AND FIRE SEPARATION DRAWINGS, dated 2026/05/29

ADD: A001a OBC MATRIX AND FIRE SEPARATION DRAWINGS, dated 2026/06/17

3. A001a OBC MATRIX AND FIRE SEPARATION DRAWINGS

DELETE: A001a OBC MATRIX AND FIRE SEPARATION DRAWINGS, dated 2026/05/29

ADD: A001a OBC MATRIX AND FIRE SEPARATION DRAWINGS, dated 2026/06/17

4. A001b OBC MATRIX AND FIRE SEPARATION DRAWINGS

DELETE: A001b MATRIX AND FIRE SEPARATION DRAWINGS, dated 2026/05/29

ADD: A001b MATRIX AND FIRE SEPARATION DRAWINGS, dated 2026/06/17

5. A002a ASSEMBLIES SCHEDULE, NOTES, AND LEGENDS

DELETE: A002a ASSEMBLIES SCHEDULE, NOTES, AND LEGENDS, dated 2026/05/29

ADD: A002a ASSEMBLIES SCHEDULE, NOTES, AND LEGENDS, dated 2026/06/17

6. A002b ASSEMBLIES SCHEDULE, NOTES, AND LEGENDS

DELETE: A002b ASSEMBLIES SCHEDULE, NOTES, AND LEGENDS, dated 2026/05/29

ADD: A002b ASSEMBLIES SCHEDULE, NOTES, AND LEGENDS, dated 2026/06/17

7. A003 DOOR SCHEDULE

DELETE: A003 DOOR SCHEDULE, dated 2026/05/29

ADD: A003 DOOR SCHEDULE, dated 2026/06/17

8. A005 WINDOW & SCREEN SCHEDULE

DELETE: A005 WINDOW & SCREEN SCHEDULE, dated 2026/05/29

ADD: A005 WINDOW & SCREEN SCHEDULE, dated 2026/06/17

9. A010 SITE PLAN

DELETE: A010 SITE PLAN, dated 2026/05/29

ADD: A010 SITE PLAN, dated 2026/06/17

10. A020 FOUNDATION PLAN

DELETE: A020 FOUNDATION PLAN, dated 2026/05/29

ADD: A020 FOUNDATION PLAN, dated 2026/06/17

11. A021 FIRST FLOOR SLAB PLAN

DELETE: A021 FIRST FLOOR SLAB PLAN, dated 2026/05/29

ADD: A021 FIRST FLOOR SLAB PLAN, dated 2026/06/17

12. A100 FIRST FLOOR PLAN

DELETE: A100 FIRST FLOOR PLAN, dated 2026/05/29

ADD: A100 FIRST FLOOR PLAN, dated 2026/06/17

13. A100a STEEL FIREPROOFING COATS & PAINTS -GRD FLR RCP / 2ND FLR U/S FRAMING

DELETE: A100a STEEL FIREPROOFING COATS & PAINTS -GRD FLR RCP / 2ND FLR U/S FRAMING, dated 2026/05/29

ADD: A100a STEEL FIREPROOFING COATS & PAINTS -GRD FLR RCP / 2ND FLR U/S FRAMING, dated 2026/06/17

14. A102 SECOND FLOOR PLAN
DELETE: A102 SECOND FLOOR PLAN, dated 2026/05/29
ADD: A102 SECOND FLOOR PLAN, dated 2026/06/17
15. A103 THIRD FLOOR PLAN
DELETE: A103 THIRD FLOOR PLAN, dated 2026/05/29
ADD: A103 THIRD FLOOR PLAN, dated 2026/06/17
16. A104 ROOF ATTIC PLAN
DELETE: A104 ROOF ATTIC PLAN, dated 2026/05/29
ADD: A104 ROOF ATTIC PLAN, dated 2026/06/17
17. A105 ROOF PLAN
DELETE: A105 ROOF PLAN, dated 2026/05/29
ADD: A105 ROOF PLAN, dated 2026/06/17
18. A106 SHED DRAWINGS
DELETE: A106 SHED DRAWINGS, dated 2026/05/29
ADD: A106 SHED DRAWINGS, dated 2026/06/17
19. A120 FIRST FLOOR REFLECTED CEILING PLAN
DELETE: A120 FIRST FLOOR REFLECTED CEILING PLAN, dated 2026/05/29
ADD: A120 FIRST FLOOR REFLECTED CEILING PLAN, dated 2026/06/17
20. A121 SECOND FLOOR REFLECTED CEILING PLAN
DELETE: A121 SECOND FLOOR REFLECTED CEILING PLAN, dated 2026/05/29
ADD: A121 SECOND FLOOR REFLECTED CEILING PLAN, dated 2026/06/17
21. A122 THIRD FLOOR REFLECTED CEILING PLAN
DELETE: A122 THIRD FLOOR REFLECTED CEILING PLAN, dated 2026/05/29
ADD: A122 THIRD FLOOR REFLECTED CEILING PLAN, dated 2026/06/17
22. A130 FIRST FLOOR FINISH PLAN
DELETE: A130 FIRST FLOOR FINISH PLAN, dated 2026/05/29
ADD: A130 FIRST FLOOR FINISH PLAN PLAN, dated 2026/06/17
23. A131 SECOND FLOOR FINISH PLAN
DELETE: A131 SECOND FLOOR FINISH PLAN, dated 2026/05/29
ADD: A131 SECOND FLOOR FINISH PLAN PLAN, dated 2026/06/17
24. A132 THIRD FLOOR FINISH PLAN
DELETE: A132 THIRD FLOOR FINISH PLAN, dated 2026/05/29
ADD: A132 THIRD FLOOR FINISH PLAN PLAN, dated 2026/06/17
25. A200 EXTERIOR ELEVATIONS
DELETE: A200 EXTERIOR ELEVATIONS, dated 2026/05/29

ADD: A200 EXTERIOR ELEVATIONS PLAN, dated 2026/06/17

26. A210 EXTERIOR ELEVATIONS

DELETE: A201 EXTERIOR ELEVATIONS, dated 2026/05/29

ADD: A201 EXTERIOR ELEVATIONS PLAN, dated 2026/06/17

27. A300 BUILDING SECTIONS

DELETE: A300 BUILDING SECTIONS, dated 2026/05/29

ADD: A300 BUILDING SECTIONS, dated 2026/06/17

28. A400 WALL SECTIONS

DELETE: A400 WALL SECTIONS, dated 2026/05/29

ADD: A400 WALL SECTIONS, dated 2026/06/17

29. A401 WALL SECTIONS

DELETE: A401 WALL SECTIONS, dated 2026/05/29

ADD: A401 WALL SECTIONS, dated 2026/06/17

30. A500 PLAN DETAILS

DELETE: A500 PLAN DETAILS, dated 2026/05/29

ADD: A500 PLAN DETAILS, dated 2026/06/17

31. A510 SECTION DETAILS

DELETE: A510 SECTION DETAILS, dated 2026/05/29

ADD: A510 SECTION DETAILS, dated 2026/06/17

32. A511 SECTION DETAILS

DELETE: A511 SECTION DETAILS, dated 2026/05/29

ADD: A511 SECTION DETAILS, dated 2026/06/17

33. A512 ROOF DETAILS

DELETE: A512 ROOF DETAILS, dated 2026/05/29

ADD: A512 ROOF DETAILS, dated 2026/06/17

34. A600 UNIVERSAL WASHROOM PLANS, INTERIOR ELEVATIONS, AND ACCESSORIES

DELETE: A600 UNIVERSAL WASHROOM PLANS, INTERIOR ELEVATIONS, AND ACCESSORIES, dated 2026/05/29

ADD: A600 UNIVERSAL WASHROOM PLANS, INTERIOR ELEVATIONS, AND ACCESSORIES, dated 2026/06/17

35. A700 STAIRS, RAMPS & LIFTS

DELETE: A700 STAIRS, RAMPS & LIFTS, dated 2026/05/29

ADD: A700 STAIRS, RAMPS & LIFTS, dated 2026/06/17

36. A800 INTERIOR ELEVATIONS

DELETE: A800 INTERIOR ELEVATIONS, dated 2026/05/29

ADD: A800 INTERIOR ELEVATIONS, dated 2026/06/17

- 37. A810 INTERIOR DETAILS**
DELETE: A810 INTERIOR DETAILS, dated 2026/05/29
ADD: A810 INTERIOR DETAILS, dated 2026/06/17
- 38. A900 MILLWORK**
DELETE: A900 MILLWORK, dated 2026/05/29
ADD: A900 MILLWORK, dated 2026/06/17
- 39. A920 UNIT PLANS**
DELETE: A920 UNIT PLANS, dated 2026/05/29
ADD: A920 UNIT PLANS, dated 2026/06/17
- 40. A921 UNIT PLANS**
DELETE: A921 UNIT PLANS, dated 2026/05/29
ADD: A921 UNIT PLANS, dated 2026/06/17
- 41. A922 UNIT ELEVATIONS**
DELETE: A922 UNIT ELEVATIONS, dated 2026/05/29
ADD: A922 UNIT ELEVATIONS, dated 2026/06/17
- 42. A923 UNIT WASHROOMS**
DELETE: A923 UNIT WASHROOMS, dated 2026/05/29
ADD: A923 UNIT WASHROOMS, dated 2026/06/17
- 43. A924 UNIT WASHROOMS**
ADD: A924 UNIT WASHROOMS, dated 2026/06/17

Engineering Judgment:

Refer to Hilti Engineering Judgement 728568a, dated June 17, 2026, added to the Project Manual.

Structural Drawings:

Refer to Structural Addendum No. SA-01, dated June 19, 2026.

Solar PV Drawings:

Refer to Solar PV PV01 Addendum, dated June 17, 2026.

Mechanical Drawings and Specifications:

Refer to Mechanical Addendum M-001, dated June 19, 2026.

Electrical Drawings and Specifications:

Refer to Electrical Addendum:

- No. E1, dated June 19, 2026.
- No. E2, dated June 19, 2026.
- No. E3, dated June 19, 2026.

Landscape Drawings and Specifications:

Refer to Landscape Addendum #1, dated June 17, 2026.

-- END OF ADDENDA #2 --