

Addendum #4

Project: OAHS – 321 John St, Cobourg

Project No.: 251088

Date: June 30, 2026

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

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.

1. **Section 00 21 13** INSTRUCTION TO BIDDERS
2. **Section 00 43 01** SUPPLEMENTARY BID INFORMATION FORM
3. **Section 14 21 23** ELECTRIC TRACTION PASSENGER ELEVATORS
4. **A002a** ASSEMBLIES SCHEDULE, NOTES, AND LEGENDS
5. **A002b** ASSEMBLIES SCHEDULE, NOTES, AND LEGENDS
6. **A020** FOUNDATION PLAN dated, 2026/06/30.
7. **A021** FIRST FLOOR SLAB PLAN dated, 2026/06/30.
8. **A511** SECTION DETAILS, dated 2026/06/30.

Clarifications:

Question #3.12: *On Drawing SS-1, there is a note stating that this GC is to cap and abandon existing water line to former single family residence at 321 John street at watermain within John street and inspect. Please confirm this is already completed and not a part of this contract.*

Response #3.12: This question will be clarified at a subsequent Addenda.

Question #3.14: *On drawing SG-2, section B-B please provide the extend/scope of :*
a. Proposed paver patio shown in this section. There is reference to landscaping drawings, we failed to find this paver patio on landscaping drawings.

Response #3.14: This question will be clarified at a subsequent Addenda.

Question #3.15: *On drawing SG-2, section B-B please provide the extend/scope of :
b. The retaining wall at building as per this cross section. This is not shown on drawing L1.*

Response #3.15: This question will be clarified at a subsequent Addenda.

Question #3.16: *On drawing SG-2, section B-B please provide the extend/scope of :
c. Proposed fence. This is not shown on landscaping drawings.*

Response #3.16: This question will be clarified at a subsequent Addenda.

Question #4.1: *On drawing A002a, Foundation wall N1, please confirm protection board and architectural block is to be installed 600mm below grade and the rest of the detail (drainage and protection board, Insulation, Waterproofing) will continue to the top of footing.*

Response #4.1: Refer to 1 A511, last issued for Addendum #3.
Architectural Block **ACB1** to be installed above grade (all exposes surfaces to be ACB1). Concrete Block **CMU** to be installed below ACB1, below grade.
Refer also to Structural Addendum No. SA-02 regarding filled CMU cores and/or doweled.
Outboard protection board to be installed below grade.

Question #4.2: *On drawing A100, what does S1 stand for in the corridor?*

Response #4.2: S1 is a typo on the floor plan, but it refers to the correct element – tag for the Slab-on-grade assembly, that is correctly tagged on 1 A300 corridor.

Question #4.3: *Based on the drawings and spec's the only BAS control would be on the x6 DHW pumps, Water meter alarm and fire alarm.*

Response #4.3: This question will be clarified at a subsequent Addenda.

Question #4.4: *The VRF system and other equipment talks about being BACnet capable but on the drawings it has standalone as control method. Please confirm.*

Response #4.4: This question will be clarified at a subsequent Addenda.

Question #4.5: *Addendum 2 and 3 are quite large – and I am not even sure bidders realized the entire tender package was nearly replaced under Addendum 2. In any event, an extension would be appreciated.*

Response #4.5: Unfortunately, we do not have time to give extensions. As stated in Addendum #1, the contract cannot afford to grant extensions to the tender period.

Question #4.6: *Based on the drawings and spec's the only BAS control would be on the x6 DHW pumps, Water meter alarm and fire alarm.*

Response #4.6: This question will be clarified at a subsequent Addenda.

Question #4.7: *The VRF system and other equipment talks about being BACnet capable but on the drawings it has standalone as control method. Please confirm.*

Response #4.7: This question will be clarified at a subsequent Addenda.

Question #4.8: GYPSUM BOARD - 09 21 16

isolation hangers and isolation clips are noted in the 2.1 Products clause .19 specification, we cannot find this detail anywhere else is drywall contractor to include for this?

Response #4.8: Neither are in use in the 321 John St Cobourg project.

Question #4.9: GYPSUM BOARD - 09 21 16

The dropped ceilings note in the assemblies to add batt insulation where sanitary drains are above (washrooms); the Mechanical drawings to verify locations I noticed on drawing M105 that it gives an Option A & Option B - A: Mechanical adds insulation around pipe. or B: insulation is in ceiling cavity. Would you like drywall contractor to provide batt insulation to the washroom ceilings or mechanical pipe insulation to suffice?

Response #4.9: Both are required.

Question #4.10: GYPSUM BOARD - 09 21 16

Kindly confirm for Abuse-Resistant Gypsum Board (GB-4) - 12.7mm GB-4 (standard) or 15.9mm GB-4 (fire-rated) in all public areas: corridors, lobby, mechanical/electrical rooms, amenity rooms, universal washroom. In lieu of regular gypsum as per specification?

Response #4.10: Confirmed, per note 13 ASSEMBLY GENERAL NOTES in A002a and A002b.

Question #4.11: GYPSUM BOARD - 09 21 16

1. On drawing A002A, note #8 specifies including moisture-resistant gypsum board instead of regular gypsum board in washrooms, laundry rooms, janitor rooms, and M&E rooms. Additionally, note #13 specifies including abuse-resistant GWB instead of regular gypsum board in corridors, lobby, mech/elect rooms, amenity room and universal washroom.

1.1. with both notes it looks as if mechanical and electrical should receive a moisture-resistant gypsum board but there is no spec for a moisture resistant abuse board. Can you please clarify which mechanical rooms are to receive the moisture gypsum board and which are to receive the abuse board or is it meant to be both?

Response #4.11: Mech Rooms and suites' washrooms to be moisture-resistant gypsum board GB-3. Electrical rooms and Universal washroom to be abuse-resistant gypsum board GB-4. See revised A002a and A002b included with this Addendum. There is no moisture resistant abuse board.

Question #4.12: GYPSUM BOARD - 09 21 16

1. On drawing A002A, note #8 specifies including moisture-resistant gypsum board instead of regular gypsum board in washrooms, laundry rooms, janitor rooms, and M&E rooms. Additionally, note #13 specifies including abuse-resistant GWB instead of regular gypsum board in corridors, lobby, mech/elect rooms, amenity room and universal washroom.

1.2. Would the mechanical room inside the units also require an abuse board?

Response #4.12: No.

Question #4.13: GYPSUM BOARD - 09 21 16

1. On drawing A002A, note #8 specifies including moisture-resistant gypsum board instead of regular gypsum board in washrooms, laundry rooms, janitor rooms, and M&E rooms. Additionally, note #13 specifies including abuse-resistant GWB instead of regular gypsum board in corridors, lobby, mech/elect rooms, amenity room and universal washroom.

1.3. stairwells are not listed as abuse board in note #13 - would the stairwells be considered a public area and also require abuse board?

Response #4.13: Yes. See revised A002a and A002b included with this Addendum.

Question #4.13: GYPSUM BOARD - 09 21 16

1. On drawing A002A, note #8 specifies including moisture-resistant gypsum board instead of regular gypsum board in washrooms, laundry rooms, janitor rooms, and M&E rooms. Additionally, note #13 specifies including abuse-resistant GWB instead of regular gypsum board in corridors, lobby, mech/elect rooms, amenity room and universal washroom.

1.4. is the abuse board to be account for the entire height of the walls or only the bottom 4'?

Response #4.13: 1 full sheet in height – 8'. See revised A002a and A002b included with this Addendum.

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:

1. Section 00 21 13 INSTRUCTION TO BIDDERS

1.1 Revise Clause 4.1 to read as follows:

Delete: "10 business days before Bid form submittal date."

Replace by: "**July 2nd.**"

1.2 Revise Clause 4.6 to read as follows:

Delete: "5 business days before Bid form submittal date."

Replace by: "**July 7th.**"

2. Section 00 43 01 SUPPLEMENTARY BID INFORMATION FORM

1.3 Revise Clause 3 ITEMIZED PRICES to read as follows:

Add: "**.8 Itemized Price 8:** Provide all labor, materials, equipment, and services necessary for the installation of a complete and operational weeping tile system, fully integrated with the storm (STM) sewer line. Work shall comply with architectural, structural, mechanical, electrical and civil drawings, encompassing, but not limited to: perimeter and elevator footing weeping tiles; all sub-footing excavation and pipe routing; sump pit excavation, pit lining, and pump installations; and all corresponding mechanical, electrical and civil connections."

2. Section 14 21 23 ELECTRIC TRACTION PASSENGER ELEVATORS

2.1 Revise clause 2.1.2. to read as follows:

Delete: "600 Volts 3 Phase 60 Hz."

Replace by: "208 Volts."

Structural Drawings and Specifications:

Refer to Structural Addendum No. SA-04, dated June 29, 2026.

Electrical Drawings and Specifications:

Refer to Electrical Addendum No. E5, dated June 30, 2026.

Elevator Specifications:

Refer Elevator Power Data information, dated 02/10/2023.

- - END OF ADDENDA #4 - -