

Addendum #5

Project: OAHS – 321 John St, Cobourg

Project No.: 251088

Date: July 7, 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.

1. **Section 00 43 11** SUPPLEMENTARY BID INFORMATION FORM.
2. **Section 01 21 00** ALLOWANCES.
3. **Section 04 20 00** UNIT MASONRY.
4. **Section 94 65 19** RESILIENT TILE FLOORING.
5. **A002a** ASSEMBLIES SCHEDULE, NOTES, AND LEGENDS, dated, 2026/07/07.
6. **A002b** ASSEMBLIES SCHEDULE, NOTES, AND LEGENDS, dated, 2026/07/07.
7. **A500** PLAN DETAILS, dated 2026/07/07.
8. **A510** SECTION DETAILS, dated 2026/07/07.
9. **A511** SECTION DETAILS, dated 2026/07/07.
10. **A512** ROOF DETAILS, dated 2026/07/07.
11. **A810** INTERIOR DETAILS dated, 2026/07/07.

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: Cap and abandon of water services is typically done concurrently with demolition. The team could not verify whether this was done at that stage. Bidders are asked to include it in the scope of work.

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Response #3.14: Section B-B was outdated and has been removed.

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Response #3.15: Section B-B was outdated and has been removed.

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: Section B-B was outdated and has been removed.

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: Refer to Mechanical Addendum M-003.

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: Refer to Mechanical Addendum M-003.

Question #5.1: *Are the structural details for the storage shed (A106) included in the tender package? If so, please advise which drawing(s) or page(s) contain this information.*

Response #5.1: Yes. S206.

Question #5.2: *The doors on Door Schedule A003 appear to be numbered by opening, with each door assigned a unique number. However, we found five (5) instances of Door D121 for the storage shed. To ensure door suppliers do not miscount the required quantities, are there any other doors that are not uniquely numbered?*

Response #5.2: As required under GC 1.1, subcontractors are required to 'read' all drawings and specifications in conjunction, and not only a specific schedule or discipline drawing set. In this case, door subcontractors are required to read drawings such as, but not necessarily limited to,

the floor plans in conjunction with the door schedule, to assess the full scope of doors in the contract.

Question #5.3: *For the standard 2 types of windows which are tilt and turn, should those be uPVC steel-reinforced or aluminum?*

Response #5.3: We are not sure we understand which windows the bidder is referring to. As noted in the window schedule, windows A & B are vinyl; windows within W02/FS1 and W06/FS1 are Aluminum.

Question #5.4: *In window cross sections what does BTL-1 stand for (1/A500 for example)*

Response #5.4: There has been a typo in the WEATHER BARRIER AND FLASHING LEGEND. "BUT-1 BUTYL TRANSITION TAPE", is incorrect and should read "BTL-1 BUTYL FLASHING MEMBRANE". See revised drawings and specification Section 07 27 00 Air Barrier.

Question #5.4: *Asphalt base is specified to be completed in 2026 and surface in 2028, however Section 31 12 16 Asphalt Paving Page 3 notes under 3.3.1 HL8 Base asphalt is to be over-paved behind curb and shall be included in the unit rate for this item. The HL8 should only be base for the HD Asphalt section and as such would not be abutting the curb. Drawing SG-1 under Site Grading Notes 10. Says 40mm of HL4 and that 50mm of HL8 asphalt on top of the HL4. This would mean the HL4 is considered the base. Can we have more clarification about the limits of asphalt and intention of what mix is to be used for base and if only in the HD Section or the entire parking lot, or the entirety including behind curb limits*

Response #5.4: The light and heavy-duty pavement structures should be in accordance with the recommendation of the geotechnical engineer.

Table 6 Recommended Minimum Pavement Structure

Pavement Layer	Light Duty	Heavy Duty
Surface Course Asphalt	50 mm HL3 or HL4	40 mm HL3 or HL4
Binder Course Asphalt		50 mm HL8
Granular Base	150 mm OPSS 1010 Granular A	150 mm OPSS 1010 Granular A
Granular Subbase	300 mm OPSS 1010 Granular B	350 mm OPSS 1010 Granular B

The contractor is correct that our heavy-duty pavement does not abut any curb, hence I believe the note about overpaving is non-applicable here. The area of heavy-duty paving is delineated on our grading plan with cross-hatching and covers only the drive aisle of the parking lot.

HL8 should be the base of the heavy-duty structure, with HL4 as the surface.

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:

Specifications Revisions:

1. Section 00 43 11 SUPPLEMENTARY BID INFORMATION FORM

- 1.1 Revise 6 ITEMIZED PRICES, .8 Itemized Price 8 to add the following at the end of the paragraph:
Add: "(To include \$30,000 of Cash Allowance #10.)"

2. Section 01 21 00 ALLOWANCES

- 2.1 Revise CASH ALLOWANCES to add the following Cash Allowance:
Add: ".1 Weeping Tile Sump Pumps SP-01 and SP-02: \$30,000
- The weeping tile flow is unknown and therefore the Mechanical Drawings do not include for sump pump sizing. Once the weeping tile flow is known these will be sized by the mechanical consultant and an instruction provided for the Mechanical and Electrical Contractors.
 - This cash allowance is for the supply & installation of the sump pumps included floats, controls, all related accessories, electrical and plumbing from the pump discharge to the leaving storm connection. The sump pit supply and installation including plumbing connections to the weeping tile system shown on the drawings shall be included within the base tender price."

3. Section 04 20 00 UNIT MASONRY

- 3.1 Revise clause 2.2.1 to read as follows:
Add: ", BR-1a, BR-1b, BR-1c" after BR-1.
- 3.2 Revise clause 2.2.2 to read as follows:
Add: ", and BR-2a" after BR-2.
- 3.3 Revise clause 2.2.3 to read as follows:
Add: ", BR-11a, BR-11b, BR-11c" after BR-11.
- 3.4 Revise clause 2.2.4 to read as follows:
Add: ", and BR-22a" after BR-22.

4. Section 09 65 19 RESILIENT TILE FLOORING

- 4.1 Revise clause 2.1.11 to read as follows:
Delete: Concrete
Add: Gypsum topping underlayment
Delete: 'Ultra SkimCoat'
Add: "Planiprep SC' (for dry areas) and 'Planiprep PSC' (for wet areas)
Delete: or approved alternative
- 4.2 Revise clause 3.1.2 to read as follows:
Delete: sub-floor
Add: Gypsum topping underlayment

4.3 Revise clause 3.2.2 to read as follows:

Add: Gypsum topping underlayment

4.4 Add clauses 3.2.6.1, 3.2.7 and 3.2.8, to read as follows:

Add:

“.1 Apply ‘Primer L’ (diluted 3 water: 1 primer) or ‘Primer T’ (diluted 2 water: 1 primer) by Mapei. Two coats may be required depending on porosity.

.7 Apply cementitious skim coating and patching compounds ‘Planiprep SC’ (for dry areas) and ‘Planiprep PSC’ (for wet areas) by Mapei.

.8 Ensure that the gypsum topping underlayment is sufficiently dry, intact, well-bonded, stable, and free of existing cracks, and not powdery.”

4.5 Add clause 3.3.2, to read as follows:

Add:

.2 Apply cementitious skim coating and patching compounds ‘Planiprep SC’ (for dry areas) and ‘Planiprep PSC’ (for wet areas) by Mapei.”

4.6 Add clauses 3.3.3.1 to 3.3.3.4, to read as follows:

Add:

- “.1 Skim the ‘Mapelastic AquaDefense’ with ‘Planiprep PSC’, then install the LVP applying ‘Ultrabond ECO 399’, by Mapei, or
- .2 Apply ‘Ultrabond ECO MS 4 LVT’ by Mapei (both for wet areas), and
- .3 ‘Ultrabond ECO 373’ (for the dry areas).
- .4 All products by Mapei.”

5. Section 07 27 00 AIR BARRIER

5.1 Revise clause 2.1.5.2 to read as follows:

Add: “(BTL-1)” after Butyl flashing membrane.

Architectural Drawings:

Please note that the Architectural Drawings have been revised in multiple sheets. For clarity and to facilitate tracking by bidders, **all revisions have been bubbled**.

Drawing Revisions:

1. A810 INTERIOR DETAILS

DELETE: A810 INTERIOR DETAILS, dated 2026/06/17

ADD: A810 INTERIOR DETAILS, dated 2026/06/26

REVISIONS:

- Detail 14 A810 added.

Mechanical Drawings and Specifications:

Refer to Mechanical Addendum M-003, dated July 6, 2026.

Civil Drawings:

Refer to Civil Addendum #1, dated June 30, 2026.

- - END OF ADDENDA #5 - -