



REQUEST FOR BID (“RFB”)

General Contractor for Sterling Hall School – Campus Expansion Project

99 Cartwright Ave, North York, ON | M6A 1V4

ADDENDUM #4 – JULY 22, 2026
RESPONSES TO CLARIFICATION QUESTIONS RECEIVED (PARTIAL) +
ARCHITECTURAL ADDENDUM #2

All inquiries to be directed to PRISM Partners Inc.:

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**ADDENDUM #4 – RESPONSES TO CLARIFICATION QUESTIONS RECEIVED (PARTIAL) +
ARCHITECTURAL ADDENDUM #2**

In addition to Architectural Addendum #2, Addendum #4 includes responses to most of the clarification questions received thus far. Questions received that have not responded to here will be dealt with via a future Addendum.

1. Spec Section 01 21 00 - Allowances is for the Lakeview Golf Course Maintenance Bldg. Please provide cash allowances for this project.

Provided in Addendum #3.

2. Please confirm if there is a specification for site concrete, fencing and landscaping, or are we do just use the information provided on the landscaping plans.

To be responded to in future Addendum.

3. We noticed that the project requires a Machine Room Less (MRL) elevator, but the specific elevator specifications were not included in the project documents. Could you please confirm whether we should follow our standard specifications, or if you can provide any specifications for us to follow?

Elevator specification to be issued in future Addendum. As a starting point, selected elevator is Evolution 200, 4000lbs, SP350 RH, front/rear, (5-stop) by TKE.

4. Allowances (Page 2): The Allowances section on Page 2 is titled "Lakeview Golf Course" and indicates "To Follow." Could you please confirm whether this is a placeholder from another project and provide the applicable cash allowances for this project?

Provided in Addendum #3.

5. MRL Elevator Specifications: We were unable to locate the specifications for the MRL elevator in the tender package. Could you please provide the elevator specifications or advise where they can be found?

See response to Question #3 above.

6. Can you please provide a manufacturer for aluminum soffits under section 074025?

To be included in future Addendum.

7. Are we able to tie into the existing building for power and water services at no additional cost or metering for the duration of this project?

GC will be responsible to investigate if there is adequate power/water available within the existing building. The GC will be responsible for providing metering as well as connections and feeds to the site. The GC will reimburse SHS for any utilities used on a monthly basis.

8. We are missing the landscape and civil specifications; can you please issue these as soon as possible?

Landscape Specifications are included within Architectural Specifications and on Landscape Drawings, as needed. Civil specifications to be issued in future Addendum.

9. Section 142123 for elevators was omitted from the specification package.

See response to Question #3 above.

10. Can you please provide the hardware schedule prepared by the hardware consultant?

Hardware schedule to be issued in future Addendum. Please note, this will be a cash allowance item.

11. Please confirm if Sun Glow is accepted as an alternate manufacturer under Section 12 21 23

Specification section to be updated in future Addendum.

12. Would you kindly extend the closing date by at least one week?

Following the Mandatory Pre-Bid Meeting and via internal discussions, an extension of one (1) week will be granted. As such, the new Closing Date is now Tuesday, August 11th by 2:00:00 p.m.

Tentative interviews of potential GC Project Managers/Site Superintendents will be pushed to Thursday, August 13th, with award planned for Friday, August 14th.

Site mobilization would then be expected the week of August 17th.

Hoarding and any temporary requirements for sequencing are to be installed prior to the first day of school (September 8, 2026).

13. Please confirm if the owner would like the General Contractors to submit a Gantt schedule as part of our submission?

Yes. Please submit a high-level Gantt chart along with a Logistics Plan.

14. We would like to request a one-week extension to the question deadline.

Additional questions requiring clarification will be accepted up to Monday, July 27th at 5:00:00 p.m.

15. Please confirm if there are any sprinkler drawings/specs available for this project.

Please see Sprinkler Drawings attached as part of this Addendum.

16. Please confirm if the wood doors that are in aluminum frames are a specialty interior glazed partition product?

No, refer to wood doors in specifications.

17. Please provide a spec for ceiling type CLG5 (Wood Slats) and CLG6 (Acoustic Baffles).

CLG5 (Linear Wood ceiling panels – Specification section 09 54 26) to be Decoustics by CertainTeed – Dowel Grille in white oak (RR00) or approved alternate, to be clarified in future Addendum. CLG6 included in future Addendum.

18. Classroom control panel is listed in the specifications; however, I could not locate it on the drawings. Please advise.

No control panels within this project. Reference in the specification to be deleted and issued in future Addendum.

19. Please advise on the base building BAS control, fire alarm, and security contractor.

To be provided in future Addendum.

20. Please advise communications cabling type including preferred or mandatory manufacturer if applicable.

To be provided in future Addendum.

21. Please advise communications racking requirements.

To be provided in future Addendum.

22. Please advise communications backbone requirements.

To be provided in future Addendum.

23. Please advise communications patching requirements.

To be provided in future Addendum.

24. We are currently preparing our submission for the Sterling Hall Campus Expansion. Due to the time required to complete a thorough review of the project requirements and coordinate with our suppliers and subcontractors, we would like to respectfully request an extension of 3 weeks to the submission deadline.

An extension would help ensure that we can provide a complete and competitive response that accurately reflects the project scope and requirements.

See Response to Question #12 above.

25. Please note that after review of the tender documents it was found that section 14 21 23 is nonexistent. Please advise on how we are to proceed.

See response to Question #3 above.

26. Please note that after review of the tender documents it was found that sprinkler drawings and specifications have not been included. Please advise on how we are to proceed.

Please see Sprinkler Drawings attached as part of this Addendum.

27. Regarding cash allowances noted in Addendum #3, total value is still not provided. Please confirm what cash allowances are supply only vs. supply and installed.

To be issued in future Addendum.

28. Please consider sol shades an acceptable alternate for the window coverings.

Specification section to be updated in future Addendum.

29. Missing millwork details for MW-16 that were added in Addendum #3.

To be answered in future addendum.

30. Please confirm if communications is under cash allowance.

No, Communications is not a Cash Allowance item.

31. Please clarify the discrepancy for back up material as marked on attached drawing. Also provide Architect drawings -A.5.12, A5.13 and A5.14.

To be issued in future Addendum.

32. Can you please clarify the difference between MWS.1 and MWS.2 for the window coverings? Also, can you let us know if any of the shades are required to be motorized?

MSW.1 refers to motorized shade locations, MSW.2 refers to manual shade locations.

33. There is reference in call outs to drawing A5.13 and A5.14 but are not included in the drawing package.

To be issued in future Addendum.

34. In the spec it mentions VELUX FCM with Tempered Over Laminated Glass but on the drawings it shows a Double Dome Skylight. What should we quote - Glass or Dome?

Specification to be updated in future Addendum – selected product is Slimlite Skylights, Model 7676, dome.

35. Questions from the Living Wall supplier:

- a. LED Supplemental Lighting: The living wall requires supplemental lighting. Would you like us to include pricing for the supply of the LED lighting?
To be confirmed in future Addendum.
 - b. Control System: We recommend including our living wall control system, which features a flow sensor with audible and visual alarms. Would you like this included in our pricing?
Yes.
 - c. HVAC / Onboard Fans: Will the living wall be connected to the building HVAC system, or will onboard fans be required?
No, the living wall will not be connected to the building HVAC system.
 - d. Structural Backing: Will the 3/4" marine-grade plywood structural backing be provided by the General Contractor?
Yes.
 - e. Plumbing: 3" floor drain connection and 3/4" domestic cold water (city water) connection will be provided by others. Please confirm.
To be provided by General Contractor.
 - f. Electrical: Two duplex GFCI receptacles on separate circuits will be provided by others. Please confirm.
To be provided by General Contractor.
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36. There was a discussion at the site meeting regarding the scope of work associated with sprinklers. Can you please issue the fire protection drawings for the sprinkler scope of work for this project?

Please see Sprinkler Drawings attached as part of this Addendum.

37. Do you have a chemical analysis from the soil on site that needs to be disposed of?

See attached ESAs, etc.

38. Will the QP for soil removal be included in the Cash Allowance?

See attached ESAs, etc. No cost for soil removal is included in the Cash Allowance; Bidders to include all costs for removals.

39. There are two different sections of the green roof which reference different systems. One sections is a modular tray system and the other is a built-up green roof system. Can you please clarify?

There are two different green roof systems employed for different areas in the project. Specification section to be updated in future addendum.

40. Lockers are specified as 381 wide, however, plans and elevations are scaled at 305 wide.

Lockers to be width as drawn, specification section to be updated.

41. Specified washroom accessories PTD and BCT are not identified.

Specification for PTD to be provided in future Addendum. BCT location unclear –provide reference.

42. Please confirm no sanitary napkin disposals are required at group washroom 104.

Confirmed, no sanitary napkin disposals in group washroom 104 (younger years washroom).

43. Please provide a urinal screen specification.

To be issued in future Addendum.

44. Specified tackboards and enameled whiteboards are not identified.

Tackboards and whiteboards are identified in the architectural drawings.

45. Please confirm that all work inside the existing school is to be done outside of school hours and confirm what those hours are.

Any interior work is to be done outside of school hours (i.e. school breaks and weekends). All premium costs for this work to be included in Bid.

46. Please provide sizes and locations of foot grilles.

No locations at this time.

47. Door schedule - details for door jambs on A7.90 show standard wrap and shadow line profile. Please clarify which profile is used at each door number.

To be answered in future Addendum.

48. Shades – plans show MSW-1 and MSW-2, please provide specification for both types.

MSW.1 refers to motorized shade locations, MSW.2 refers to manual shade locations.

49. General question implied by site tour. Some clarity is required about School occupancy requirements to inform construction logistics and phasing. Please provide an indication of School requirements.

See Site Plan Occupancy diagrams attached outlining occupancy needs to maintain continuous occupancy of existing spaces. GC to review and provide logistics and scheduling to noted constraints. Material provided by CS&P as a part of this addendum.

END OF ADDENDUM #4