



REQUEST FOR BID (“RFB”)

General Contractor for Sterling Hall School – Campus Expansion Project

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

ADDENDUM #7 – August 5, 2026
RESPONSES TO CLARIFICATION QUESTIONS RECEIVED (PARTIAL)

All inquiries to be directed to PRISM Partners Inc.:

Michael Jonker, mjonker@prismpartners.com
2567 Morrison Road, Cambridge, Ontario | N1R 5S2

ADDENDUM #7 – RESPONSES TO CLARIFICATION QUESTIONS RECEIVED (PARTIAL)

Addendum #7 includes responses to nearly all of the clarification Questions received thus far. A final Addendum, #8, will be issued tomorrow by mid-day.

1. Can you confirm if all applicable building and site plan permits have been approved and in the hands of the Owner?

The Building Permit is ready for pick-up.

2. Can you please confirm wall type between washrooms in room 104 – there are no partition tags in this area.

*Partitions between washroom stalls in 104 are **P7** (with CT. wall tile per drawings).*

3. We have received a request for equivalent for the NanaWall System – would you accept Vista Fold by Euro-Wall for this project?

The only approved alternate to the specified NanaWall System at this time is as follows: Corflex G700 series system, model G701 acoustic movable glass wall, with an STC rating of 44 (using 38mm glazing).

4. We would like to reissue our request for a 1-week extension to the closing date as there are still questions that have gone unanswered as well as the ones removed from the Q&A noted above. Several people have communicated that they are not in next week and will not be prepared to submit a quote on August 11th.

No extension is being granted at this time.

5. Regarding cash allowance items, please confirm that the cost for supply, install, cabling, commissioning, testing/verification, etc. for the following systems are covered by the cash allowance and will be carried by the general contractor.

- Solar panels (PV system)
- EV charging stations
- AV system

Confirmed; infrastructure shown on Drawings is not part of the Cash Allowance.

6. Although B.X is mentioned in the Finishes Plan for washrooms, it seems that no wall tile base is needed because the Elevations indicated that wall tile going all the way down to the floor. Please confirm if this is correct and if not, could you please confirm that the wall base should be the same as the floor tile and that a trim (Jolly) would be needed to go on top of the base?

Confirmed; wall tile becomes the tile base.

7. Could you please confirm that these two materials is what is needed for RB.1 and RB.2 respectively:

- **RB.1 Rubber Wall Base by Tarkett-Johnsonite**
 - *Product: Traditional Dura-Cove (based on Specifications) | Profile: Cove Profile (with Toe) | Colour: TBD*
 - *Size: 4"*
- **RB.2 Rubber Wall Base by Tarkett-Johnsonite**
 - *Product: Monument (MW-XX-S4) | Profile: Toeless Profile | Colour: TBD*
 - *Size: 4"*

Confirmed; as per Finish Schedule.

8. Shades: Please confirm if Sol Shades' products are acceptable. Please see the attached Specification for your review.

Bid Price is to be as per Specifications. Provide any savings on the Alternate Price Bid Form.

9. Roofing: Could you please confirm whether OIRCA membership is a mandatory requirement to bid on the roofing scope of work for this project?

Confirmed; required as per Specifications.

10. Are there Union Requirements for this project?

No.

11. With regards to the Floor and Wall Tiles and Carpet Floor not having any Specifications (manufacturer/product/size, etc.) and that it will be selected by the Consultant, please note that we would need this information in order to provide a specific quote else we won't be able to provide a specific quote.

Please refer to Finish Schedule issued with July 31st Addendum.

12. Can you please confirm if the supply and install of the door operators is included in the cash allowance for door hardware?

The Cash Allowance is for supply of Hardware. Install is to be included in the Bid Price.

13. There are multiple discrepancies between the hardware schedule and door schedule in regards to the ADOs. Can you please ask the consultant which one we should follow.

Please follow Hardware Schedule and Floor Plans. Door Schedule to be updated to align (post-Tender); however, please add ADO for Door 126 (student washroom).

14. After reviewing addendum 5 specifications, we are still missing products for porcelain and ceramic tiles as well as carpet tiles. Please provide these specs so we can acquire quotes for this scope of work.

Please refer to Finish Schedule issued with July 31st Addendum.

15. With regards to the Wall Base, in the Finishes Schedule, it lists a Note for RB.2 stating that "all areas with millwork" but these are not specifically distinguished/indicated in the Finishes Plan. Could you please confirm that RB.1 would be applied to walls that do not have millwork (where collaborated in their respective Elevation Drawings if provided) and depending on the following NOTES below for each Millwork that is indicated in their respective elevations, RB.2 will be applied or not:

- "19mm MARINE GRADE PLYWOOD": **APPLY RB.2**
- "BASE: CONT. 100mm HIGH BASE": **APPLY RB.2**
- "Cabinet Kick Plate": **APPLY RB.2**
- Wood Finish Cabinets (Any note with the WD FINISH tag such as "BASE: CABINET KICK PLATE WD FINISH"): **DON'T APPLY ANY RB**

Please refer to Finish Schedule and Finish Plans issued with July 31st Addendum.

16. In the Specifications Document, there was details for the Rubber Tread and Risers and in the Stair Details Drawings (5/A6.03), it only mentions "RUBBER TREADS AND RISERS C/W CONTRASTING NOSING (RTL) [OBC: 3.4.6.1.(1)]". Could you please provide the manufacturer/product specifications?

- a. Also, as per the new Elevations Darwings in Addendum 5, it's a bit confusing. Could you please confirm the following:

- As per A6.01, it seems that STAIR B will have Rubber Tread and Risers.
- As per A6.00, it seems that STAIR A will have Ceramic for Stairs and Landings. If that's the case, what would be the manufacturer/product details for these tiles?
- As per A6.02, it seems that neither Rubber Tread and Riser or Ceramic tilling would be needed.

Please refer to updated Specification Section 09 30 27R2 issued with July 31st Addendum.

17. As per Addendum 5, it seems that Ceramic Tile (CT.X) will be installed on the Elevator Floor as well as a Tile Base (CB.3) that matches the floor. I couldn't find an Elevation to determine the Base Height. Could you please confirm if it's 4"?

Confirmed; 4" (100mm).

18. Although Wayfinding Tile (TWFT) was mentioned in the Specifications Document, it's not indicated in the Drawings; is it correct to assume that this won't be needed? If it is needed, could you please provide drawings on where they would be placed.

Signage and Wayfinding to be a Cash Allowance item. No wayfinding is included in the Drawings at this time.

19. Door 121B and 202B in the schedule is showing an aluminum door in a hollow metal frame – can you please advise if this is supposed to be aluminum door and frame or hollow metal door and frame as having the dissimilar metals will not work.

121B and 202B are ALUM doors in ALUM frames.

20. There are several doors in elevation that show fire rated glazing but their sidelights are non rated glass, can you please confirm that the door needs the fire rating and the adjacent glass is sufficient as laminated?

The adjacent glass will be protected with sprinklers where a separation is required; refer to Sprinkler Drawings. The associated door and glass transom above are to be protected by fire rated glazing where sprinklers are not present.

21. Who is existing BAS contractor?

N/A

22. In Addendum #4, Drawing A1.10 shows we have to provide 2 separate drop off area. It was noted this is to be done prior to September 8, 2026, what is the timing SHS allow us to complete all the civil and landscaping work in that area considering we have to take complete possession of the space. Is this during summer break? And are we to maintain one drop off area when new work commences or can both be closed?

There are currently 2 drop-off zones; one on Cartwright Ave. (just east of the main entrance) and the other on Paul Davis St. (by the staff parking lot). The School will require one additional drop-off on the south side (either with a drop-off loop or utilizing the sidewalk along the basketball courts). The main entrance is to always be accessible when classes are in.

23. Please provide the Audio Visual (AV) drawing package referenced in Addendum #5. The addendum indicates that the Heart Space AV rack is under the AV scope; however, no AV drawings appear to have been issued with the tender documents.

AV is a Cash Allowance item to be detailed in future; some power/conduit has been included in anticipation of AV equipment.

24. Our subcontractors received addendum 6 and I have had several requests for a 2 week extension to the closing date. Please reconsider extending the closing date of this project.

No extension is being granted at this time.

25. Please provide the Audio Visual (AV) drawing package referenced in Addendum #5. The addendum indicates that the Heart Space AV rack is under the AV scope; however, no AV drawings appear to have been issued with the tender documents.

AV is a Cash Allowance item to be detailed in future; some power/conduit has been included in anticipation of AV equipment.

26. The specifications for the elevator note under the elevator characteristic that it is a 2-stop design. This facility requires a 5-stop design, can you please review and revise as required?

5-stop design required.

27. We require more information on the Trex Wood Polymer Lumber, specifically the colour and the grade as this can drastically change the cost of the materials.

Trex Composite Decking ("Transcend"); standard colour (7 options); colour to be selected at later date.

28. Please confirm the make of existing SWBD that requires 400A breaker. Further, please provide nameplate photo/serial number.



29. Could you please confirm the fireproofing scope for this project? Based on our review, it appears that cementitious fireproofing (Section 07 81 16) is applicable only to the occupied roof outdoor play area between Grid Lines A19 to M17, as shown in Details 4/A4.53 and to columns as shown in details 10/A5.00 and 12/A5.01 which are only 2 columns at axis H-19 and M-19.

It also appears that intumescent fireproofing (Section 07 81 23) is limited to Details 6/A5.00 and 5/A5.00, which is only one column at axis G-19.

Apart from these, we could not find any other fireproofing details on the Drawings. Could you please confirm that this represents the full scope of the fireproofing work?

The assumptions outlined in this question appear correct; however, they should be validated against the Drawings and notes.

END OF ADDENDUM #7