

Date Issued: Wednesday, November 12, 2025

HOPA-2025-11
PIER 15 – 204 HILLYARD ST BLDG 218 UPGRADES
ADDENDUM 1

This addendum forms part of the contract documents and amends the original bidding requirements, drawings, and specifications noted below.

Included in this Addendum are: 5 Pages for Addendum 1
 4 Pages for Re-issued Drawings
 14 Pages for New Specifications
23 Pages Total

A. REVISION TO CLOSING DATE

Bidders are advised that the closing date for this Tender has been extended. All references to closing date shall therefore be amended to read:

Closes 2:00:00pm (1400 hrs) Thursday, November 20, 2025.

B. REVISIONS TO DRAWINGS

1. Delete and replace tender drawings with attached.

Dwg Number	Revision	Title/Description of Submittal	Issued For
Structural			
S103	2	Floor Slab New – West	Added Grades (Revised)
S104	2	Floor Slab New - East	Added Grades (Revised)
Electrical			
E101	1	West Floor Plan – Power and Specifications	Tender
E102	1	East Floor Plan – Power, One Line Diagram, Schematic, Panel Schedules & Notes	Tender

C. REVISIONS TO SPECIFICATIONS

1. Add attached Section 02783 Concrete Paver, Section 09510 Acoustical Ceilings and Section 09650 Resilient Flooring specifications.

D. QUESTIONS AND CLARIFICATIONS

The following are the response to questions received from Bidders.

Question 1: We are requesting an extension of the closing date from November 18, 2025 to November 25, 2025 (one week), as there is limited time between the scheduled site visit on November 12, 2025 and the closing. The additional time will allow us to prepare a complete and accurate price submission based on the information gathered during the visit. This is an open bid project.

Response 1: Tender close has been extended to Thursday, November 20 @ 2:00:00pm.

Question 2: Can you provide specs for the new floor system pavers.

Response 2: See attached specification.

Question 3: Is the supply and install of the brick pavers part of this scope of work?

Response 3: Yes.

Question 4: Is there a specification for the brick pavers?

Response 4: See Response 2.

Question 5: Division 9 Specs provided do not mention ceramic tile, vinyl flooring or rubber cove base.?

Room Finish Schedule – Is noting RCB in Room 111 but the comments are noting CT Base for both rooms.

CT is noted as both base finish and wall finish in room 110. Elevation drawing is showing 4" high CT only but no mention of any Metal Capping.

Response 5: See attached specification for flooring.
All base to be rubber vinyl. Revised A102 to be issued in next Addendum.

Question 6: S103 (new brick paver system), note 1 makes it seem like existing soils and granular are to be tested and possibly the granular reused. However, on the drawing, note 1 just calls up to proof roll existing granular, and add 4 inches of gran A to meet design heights. But nothing about removals or testing the existing base. Please confirm what's required.

Response 6: The intention is to reuse existing soil/granular wherever possible. See revised S103 Revision 2 and S104 Revision 2. Remove existing concrete and asphalt floor, proof roll subbase, supply, install and compact imported Granular A as required to underside of paver bedding to meet the grades shown on S103/S104.

Question 7: Please confirm that under the same note, 4 inches of compacted gran A should in fact be included to be supplied and installed across the entire area, its not clear if the unit rate in the tender form would be for this, or for filling soft spots. It can't be for both as each has very different scopes and costs associated per ton.

Response 7: Refer to revised S103/S104. This note has been revised.

Question 8: Under the brick paving system notes, note 4 talks about slab on grade and soft spots. Please confirm if the wording is wrong and this should say brick paver system, or if the note was mistakenly added. If it is meant to be there, I would propose a Cash allowance or per ton rate for granular A for filling of soft spots, since its unknown to any GC or subtrade the amount of soft spots that may be required to be filled after a proof roll is completed, if the line item on the tender form unit rates is in fact not for this and is for the 4 inch depth needed. It can't be for both as each has very different scopes and costs associated per ton.

Response 8: The note refers to both the concrete unit pavers as well as the concrete slab on grade.

Question 9: Per the notes on the drawing, it calls for a proof roll to be completed on existing granular, but not compaction of existing. Please confirm that compaction of existing is required prior to placement of new granular.

Response 9: Refer to Response 6.

Question 10: Please confirm how many areas need to be proof rolled. Will proof rolling only be required in isolated areas or will every square foot of the space require this inspection?

Response 10: Refer to Response 6.

Question 11: On drawing S103 it notes 2 inches of screening needed, and 4 inches of additional Gran A needed to meet design requirements, as well as 3-1/8 inch thick pavers. However on Section 1 of S201, the detail shows existing gran A only, no space for 4 inches of new gran A to meet grades, 4 inches of screening, and 3 inches pavers. Please confirm which is accurate.

Response 11: Refer to attached revised drawings.

Question 12: The hatch pattern shown on S104 is herringbone, please confirm this can be revised to be laid in the same direction as the long side of the building such that no angle cuts are needed along the building walls. If herringbone is required, there will be a significant amount of waste in material, and also time to cut these in.

Response 12: Hatch is not representative of the installation angle required. The only requirement is to install in herringbone pattern.

Question 13: Please provide a specification for the brick Paver System that includes a manufacturer.

Response 13: See Response 2.

Question 14: Please provide the anticipated date of award.

Response 14: It is anticipated that an award shall occur mid-December 2025.

Question 15: Please provide the preferred substantial completion date.

Response 15: As soon as possible.

Question 16: Please advise if the washroom has been designated as an accessible washroom. If so, are grab bars, auto operators, emergency call system required?

Response 16: No. Not required.

Question 17: Please confirm the window in Office 111 is to be hollow metal?

Response 17: Confirmed. Hollow-metal tempered.

Question 18: For the hollow metal door and window, is the glazing to be tempered?

Response 18: Refer to Response 17 and Door Schedule on A102.

Question 19: Elevation A/A101 looks like there is a Washroom Divider at the end of the countertop. However, this has not been specified or noted. Please advise if this is required.

Response 19: Washroom divider not required.

Question 20: Please confirm if the Guardrail shown in A/A101 is to be galvanized, painted yellow or both?

Response 20: Guardrail to be painted Safety Yellow (RAL 1023) per the following procedure:

1. Shop clean steel according to Steel Structures Painting Council Surface Preparation No. 6 "Commercial Blast Cleaning".
2. Same day as cleaned, apply one shop base coat of Bar-Rust® 235 by Devoe Coatings, or consultant approved equal, to a minimum dry film thickness of 4 mils.
3. After installation, complete priming and finish painting of unpainted areas and touch-up any damaged areas as above.

Question 21: In the room finish schedule, it shows Rubber Cove Base under Base Finish. However, under comments it notes Ceramic Tile Base. Please confirm which is required.

Response 21: Refer to Response 5.

*Question 22: Please confirm whether we are to allow for an additional 4in of Granular A below the 4in of limestone screenings?
Reference Drawing S103 Assume 4in Granular A to meet grades ?
Reference Drawing S201 Detail 1/S201 Existing Granular A Proof Roll as required*

Response 22: Refer to Response 6.

Question 23: Could you please provide specs for the ACT, located A101.

Response 23: Refer to Response 5.

Question 24: Could you please provide specs for the wall section 7.3 - drawing A302.

Response 24: Refer to specification Section 07216 & 07217.

Question 25: We would like to suggest alternate spray foam product instead of Sopra SPF 200, we would like to suggest Huntsman Heatlok Soya HP.

Response 25: No substitutions permitted for the insulation.

Question 26: Could you please provide a spec for intumescent Coat - drawing A302.

Response 26: Refer to Response 24.

Question 27: Could you please provide a spec for Spray foam insulation - drawing A302

Response 27: Refer to Response 24.

Question 28: Please confirm specification for concrete pavers. Note 1 Drawing S103 New Brick Paver System reference project specifications however there is no material spec.

Response 28: Refer to Response 6.

Question 29: Please advise what make and Model the Water Meter that we need to supply. Do you have specs?

Response 29: Water meter must be purchased from the City of Hamilton.
Contact/coordinate with City of Hamilton.

Question 30: I notice there is no specific paver specified for the job. It simply states 80mm pavers. Is there a suggested product as well as the sizing?

Response 30: Refer to Response 6.

Question 31: Also I noticed on the plan that the hatch marks showing the pavers are on a 45 degree herringbone pattern. When laying large open areas like this typically the pavers are laid mechanically layer by layer to save a ton of time and effort. If the client is open to a non herringbone pattern the cost of the job will drop dramatically.

Response 31: Refer to Response 12.

Question 32: Could you please clarify the finishes indicated as CT, SL, and VT? We noticed that no specifications have been provided for these items. Kindly confirm if you can share the specifications for the following finishes:

Ceramic Tile (CT)

Concrete Sealer (SL)

Vinyl Tile (VT)

Response 32: Refer to Response 5.

END OF ADDENDUM 1