



Regional Municipality of Durham
Bid Opportunity: RFP-1048-2025 Phase 2
Renovation and the Pre-qualification of
General Contractors for Phase 3
Redevelopment at 1635 Dundas Street East
Whitby

Closing Date: Tuesday, November 18, 2025 2:00 PM

Addendum Number 1 – November 3, 2025

This addendum will form a part of the bid documents for the above-noted bid and shall be read in conjunction therewith. This addendum will take precedence over all requirements of the original bid documents and any addenda issued previously.

For all electronic bid documents, including the following:

Bidders shall acknowledge receipt of this addendum with their electronic bid submission on the declaration page in the bidding system.

Notification:

There will be an optional walk through on Wednesday, November 5th at 3:00 pm.
No questions will be answered.

Question 1:

Please clarify if mechanical is to carry controls work in their cost. If so, please issue a controls specification as well as the contact info for the base building contractor.

Answer 1:

There is no BAS control work that is required as part of this scope as we are not doing any integration this phase. Division 25 specification is not required. The drawings do call for some control wiring required to interlock the MAU to the commercial kitchen hood as shown M301 and QF400.

Question 2:

Please confirm that the Durham Region will be providing the Builder's Risk insurance for this project.

Answer 2:

The Region of Durham at its own cost, will obtain and maintain All Risks property insurance (commonly referred to as Builder's Risk insurance). Please refer to document 2.RFP-1048-2025 (Doc 2 of 3) for insurance requirements.

Question 3:

Please confirm whether the building permit has been issued for this project.

Answer 3:

The building permit has been issued for Phase 2 of the project.

Question 4:

Please provide the anticipated construction start and finish dates.

Answer 4:

It is anticipated that construction will start immediately after the award of this Request for Proposal (RFP) for Phase 2. Twenty-two (22) weeks to attain ready-for-takeover and complete the work in its entirety within twenty-six (26) weeks.

Question 5:

Please confirm whether any unionized trades are required for this project.

Answer 5:

Unionized trades are not required for this project.

Question 6:

Please confirm that the General Contractor is not required to provide Professional Liability Insurance (Errors and Omissions) for this project.

Answer 6:

The General Contractor is required to provide Professional Liability Insurance (Errors and Omissions) for this project. Refer to document 2. RFP-1048-2025 (Doc 2 of 3) for insurance requirements.

Where a Subcontractor is retained for work where Professional Liability coverage is a Contract requirement, the Contractor must ensure the necessary insurance at the limits above is obtained.

Question 7:

Regarding the CCDC 11 and references requirement, we wanted to confirm if the region is looking for references up to \$30 million? Kindly clarify.

Answer 7:

The Region is seeking references for projects with an approximate value of \$20 million. (this is revised from \$30 million)

Question 8:

Is the -List of proposed subcontractors- form on Bids and Tenders the same list requested in Appendix E, Rated Criteria, Section 3.1, where it states to show functional relationships between proposed team members including subcontractors? Is the -List of proposed subcontractors- intended for Phase 2 or for the future Phase 3 of this RFP?

Answer 8:

Proponents are to demonstrate the functional relationships between the proposed team members including subcontractors as part of this submission. The List of Proposed Subcontractors is intended for Phase 2 scope of work.

Question 9

Could you please provide the composition of the existing roof assemblies (both TPO and BUR systems)?

Answer 9:

South wing – Upper roof

- Gravel
- Filter Fabric
- 100 mm (4") XPS insulation
- Polyethylene Sheet
- 4-ply Asphalt Roofing Membrane (hot applied)
- Concrete deck

South Wing – Lower Roof

- Gravel
- Filter Fabric
- 100 mm (4") XPS insulation
- Polyethylene Sheet
- 4-ply Asphalt Roofing Membrane (hot applied)
- Concrete deck

North Wing

- TPO membrane (Mechanically Fastened)
- 75 mm (3") polyisocyanurate insulation board
- V-Force vapour retarder membrane
- Wood deck

Question 10:

Could you confirm the areas and specific locations of the concrete pavers on the roof?

Answer 10:

New concrete pavers are not part of this phase.

End of Addendum