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## **Addendum # 4**

**2026-16**

### **GC Services for New-Build Elementary School in Cobourg**

**Closing Date:**

**April 28, 2026, at 2:00:00 pm local time**

This Addendum forms part of the Contract Documents and amends the original Bids Documents and Specifications as noted below.

Ensure all parties submitting bids are aware of all items included in this Addendum. Acknowledge receipt of this Addendum by inserting its number on the Bid Form. Failure to do so may subject bidder to disqualification.

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### **PART I - QUESTIONS AND ANSWERS**

#### **Question 1:**

RFI – Civil Drawings, Topographic Survey, and Engineered Fill Clarification

The List of Drawings identifies four (4) civil drawings (including SD1 and D1); however, only three (3) drawings appear to have been issued (ESC1 and SG1). Please confirm if any civil drawings are missing and provide the complete set.

#### **Answer 1:**

**There are only 3 civil drawings ESC1, SG1, and SD. Refer to Addendum No. 2.**

**Refer to Addenda No's 2 and 3**

**All references to Drawing D1 are to be deleted**

### **Question 2:**

The List of Drawings references a topographic survey; however, this document does not appear to be included in the issued tender package. Please confirm and provide if available.

### **Answer 2:**

**Refer to Addendum No. 2 for Topographical Survey**

### **Question 3:**

The geotechnical report and structural drawings indicate that existing fill within the building footprint is to be removed and replaced with engineered fill. Please confirm the required material for engineered fill, as there is conflicting information between: Granular “B” Type 1 (per geotechnical report), and Type 2 fill / 50 mm crusher run limestone (per specifications).

### **Answer 3:**

**Comply with the recommendations in the Geotechnical Report for engineered fill and backfill materials**

### **Question 4:**

Please confirm whether removal and replacement of existing fill is required: only within the building footprint, or also within paved areas (parking, driveways, etc.).

### **Answer 4:**

**Civil drawings show final grades for the paved areas. The contractor will need to determine excavation limits to determine depths to meet those grades. The contractor, in consultation with the Geotechnical Engineer, will determine areas where excavation below the required depths may be required.**

### **Question 5:**

There is a note in the specs regarding pre-qualified roofing contractors, but no list. Is there pre-qual for this on the roofing side?

**Answer 5:**

Given that this is an open procurement process, proponents are permitted to engage roofing contractors of their choice.

**Question 6:**

1. Which yards are requiring playground equipment? 3 of the yards on the main architecture drawings say the equipment is being provided by the daycare. Can you point me into the direction of which yards they are looking to put equipment?

**Answer 6:**

Refer to PART II REVISIONS TO SPECIFICATIONS AND DRAWINGS FOR HKLA addendum No. 3 dated 2026 04 17 included within this addendum

**Question 7:**

2. Can you tell me what age range they want this equipment for? Ages 18months-5, 5-12 or 18 months-12 years?

**Answer 7:**

Refer to PART II REVISIONS TO SPECIFICATIONS AND DRAWINGS FOR HKLA addendum No. 3 dated 2026 04 17 included within this addendum

**Question 8:**

3. Is there any info as per what the dollar value is for the equipment?

**Answer 8:**

A dollar value has not been determined

**Question 9:**

4. Any indication of if they want a structure, independents or is the only thing we have to go on is what equipment they don't want as per these 5 pages in the spec?

**Answer 9:**

**Refer to PART II REVISIONS TO SPECIFICATIONS AND DRAWINGS FOR HKLA addendum No. 3 dated 2026 04 17 included within this addendum**

**Question 10:**

Many trades are asking for a one week extension. Please let us know if it is possible.

**Answer 10:**

**Refer to Addendum#2, Part 2 – RFQ Timetable - Updated**

**Question 11:**

The current OBC matrix indicates the entire building needs to be sprinklered, no information can be found in regard to the fire protection system please confirm if the entire design is up to the General Contractor, if possible, can some guidelines be given.

**Answer 11:**

**Refer to Addendum No. 1 Answer 4**

**Question 12:**

Can an anticipated contract award date be provided so we are able to build our schedule around that start date completing by June 1st, 2027. This is to ensure all bidders are bidding a similar schedule.

**Answer 12:**

If the base bid price comes in under budget, the contract will be awarded by latest on May 15, 2026.

**Question 13:**

Please confirm there is a specification for playground equipment but nothing shown on the drawings are we to only provide the surfacing?

**Answer 13:**

**Refer to PART II REVISIONS TO SPECIFICATIONS AND DRAWINGS FOR HKLA addendum No. 3 dated 2026 04 17 included within this addendum**

**Question 14:**

Please confirm there are notes for a gym sound system along with a PA system but specifications cannot be found are we to assume these items are under the allowance for VOIP phones?

**Answer 14:**

**Refer to Electrical Addendum No. E1 issued with Addendum No. 2**

**Question 15:**

Can an underground conduit routing plan for the EV chargers and exterior light poles be shown for clarity.

**Answer 15:**

**There is no prescribed underground conduit routing plan that needs to be followed for the EV Chargers of Exterior Light Poles outside of the respective loads much be fed from the respective panels called for on the Drawings.**

**Question 16:**

Please note electrical and mechanical suppliers will need an extended period of time once the lighting and mechanical schedules are issued, please consider a 1 week tender extension to accommodate.

**Answer 16:**

**Refer to Addendum#2, Part 2 – RFQ Timetable - Updated**

**Question 17:**

Please confirm grounding requirements for the building and equipment.

**Answer 17:**

**Refer to Specification Section 26 05 70 for the requirements for an artificial grounding system for the new electrical service. Outside of this, the new Pad-Mount Transformer must have a new grounding grid in accordance with the Utility's Standards.**

**Question 18:**

We would like to request an extension of 1 week to the closing date for this project.

**Answer 18:**

**Refer to Addendum#2, Part 2 – RFQ Timetable - Updated**

**Question 19:**

Could you please provide the lighting schedule at your earliest convenience. Our Electricians suppliers require the exact fixture types in order to proceed with pricing. Thank you for your prompt attention to this matter.

**Answer 19:**

**Refer to Electrical Addendum E1 issued with Addendum No. 2 and Electrical Addendum E2 issued with Addendum No. 3**

**Question 20:**

An extensive system of piping noted as STM is shown underneath paved areas and sidewalks but no outlet is shown as well no information is provided in the civil please confirm what the extent of this scope is.

**Answer 20:**

**The outlet is connected to the existing DIMH39 located at the northeast corner of the site as shown on drawing SG1 Site Servicing and Grading Plan included within this addendum.**

**Question 21:**

Please provide the wall schedule.

**Answer 21:**

**Refer to Specifications VOLUME 2 SCHEDULES AND DETAILS ,included with the bid documents, for detail drawings 1-104 Wall Types Schedule and 1-105 Wall Type Schedule.**

**Question 22:**

Please note the civil drawings indicate that all existing fill has to be removed from the building footprint as the extent of fill varies greatly from bore hole to bore hole can a single assumed baseline elevation be provided to ensure all bidders are bidding apples to apples.

**Answer 22:**

**It is the Geotechnical Investigation Report that calls for existing fill to be removed from the building footprint as well as 1 meter out from the building footprint. Comply with the recommendations of this report.**

**Question 23:**

Please confirm as we are to remove the existing fill from the entire building footprint is this also required in the paved areas if so down to what elevation.

**Answer 23:**

**Refer to Answer 22. Civil drawings show final grades and the contractor will need to determine excavation limits to determine depths to meet those grades. The contractor, in consultation with the Geotechnical Engineer, may determine areas where excavation below the required depths are required**

**Question 24:**

Could you please provide the lighting schedule at your earliest convenience. Our Electricians suppliers require the exact fixture types in order to proceed with pricing. Thank you for your prompt attention to this matter.

**Answer 24:**

**Refer to answer 33 in addendum#2.**

**Question 25:**

Please confirm that all exterior traffic signs are to be included in the base bid and only interior signs are cash allowance.

**Answer 25:**

**Yes, all traffic signs are to be included in the base bid and only interior signs are cash allowance.**

**Question 26:**

I noticed that the footing dimensions (F1, F2, F3, F4) on structural drawing S201 do not match the schedule on the same page. Also, around 100 footings appear to be integrated into the strip footing, along with additional isolated footings. The strip footing and other

spread footing dimensions also seem inconsistent. Overall, this creates a significant gap in total quantities, including square footage, concrete volume, and foundation length, which also impacts the pricing range. please advise.

**Answer 26:**

**Drawings shall not be scaled. Tags on footings specify footing type. Schedule specifies tag size. Dimensions shown on plan and details. Spread footings and strip footings are integrated where shown on plan. Footings are top flush as per sections.**

**PART II - REVISIONS TO SPECIFICATIONS & DRAWINGS (Addendum 4)**

**See attached below.**

**END OF ADDENDUM 4**

# **Addendum # 4**

## **PART II - REVISIONS TO SPECIFICATIONS & DRAWINGS**

### **1.0 CIVIL**

**Refer to drawing SG1 SITE SERVICING AND GRADING included within this addendum**

### **2.0 LANDSCAPE**

**Refer to HKLA landscape Addendum No. 3 dated 2026 04 17 included within this addendum.**

April 17, 2026

From:  
Henry Kortekaas & Associates Inc.  
230 Westney Road, Suite #308  
Ajax, ON  
L1S 7P9



## Addendum

Re: [EEC Cobourg – MonAvenir] (Job No. 2023-028)

Addendum No.	Date
1	2026-04-10
2	2026-04-16
3	2026-04-17

Prepared by Henry Kortekaas & Associates, Landscape Architects, for the construction of:

**[EEC COBOURG - MONAVENIR]**

**[NEW ELEMENTARY SCHOOL AND CHILDCARE]**

### Item 1) Playground Equipment (L-L1 Landscape Plan)

#### 1.1 Playground Equipment Locations

Play areas designated for equipment to be provided by the childcare operator are identified and labelled as Childcare Infant, Toddler, and Preschool Playground on the Landscape and Architectural drawings. These areas are located on the south side of the school property.

Refer to Architectural site plan note: “Accessible playground equipment to be added by childcare provider – N.I.C. – GC to provide all other items in unit price.”

#### 1.2 Playground Equipment Age Range

Playground equipment within the designated areas shall be suitable for the following age groups:

- Infant (0–1 year)
- Toddler (1–3 years)
- Preschool (3–5 years)



### 1.3 Playground Equipment Products

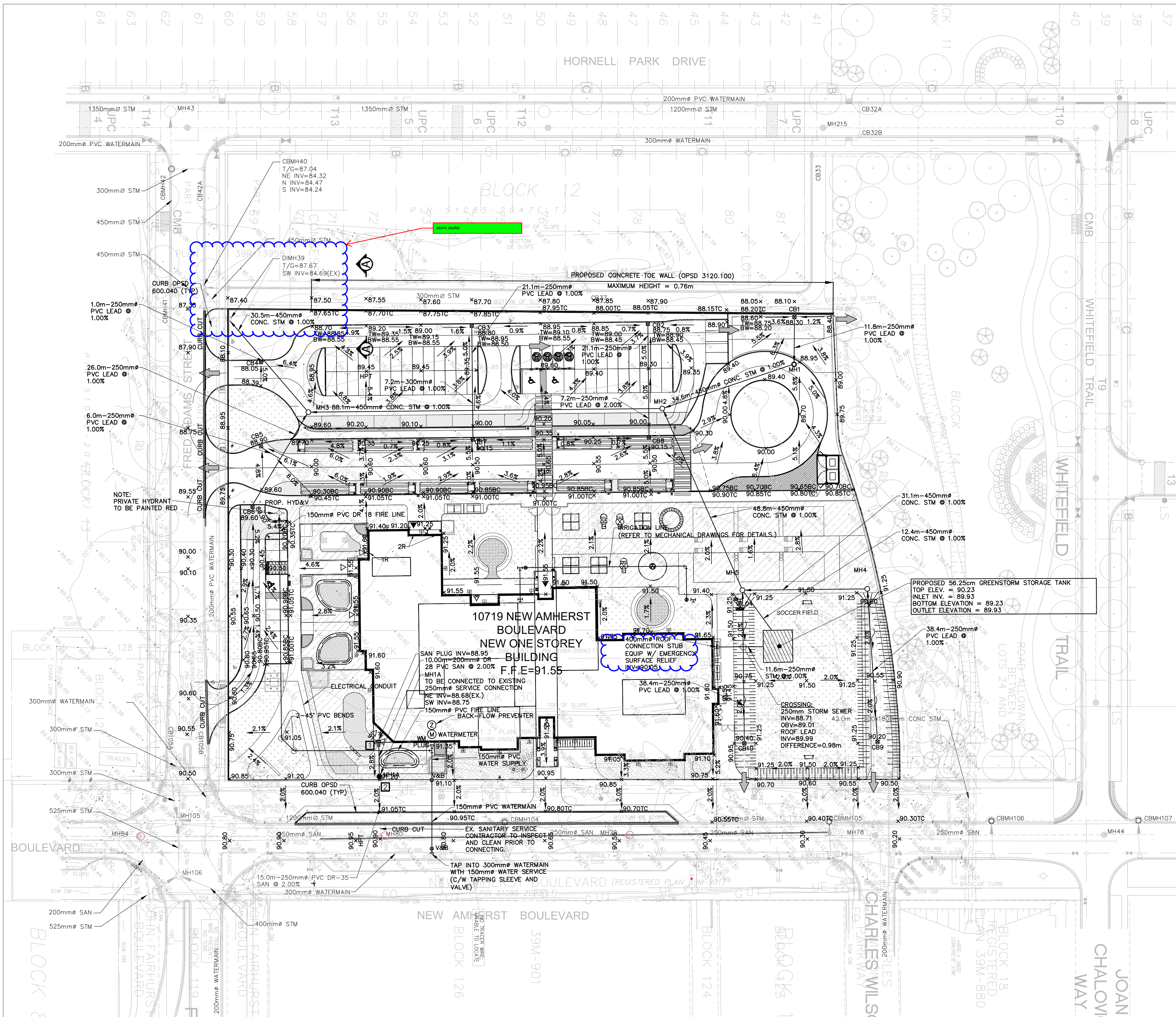
No additional information is available regarding specific equipment selections for these areas. The childcare provider shall be consulted to confirm equipment requirements.

### 1.4 Playground Specification & Scope

Specification 11 68 13 – Play Equipment and Installations, as included in the tender documents, applies only to items specifically identified within the Landscape Drawing package (e.g., soccer goal, triple hoop, etc.).

All items identified within the Landscape Drawing package shall be included in the Landscape scope.

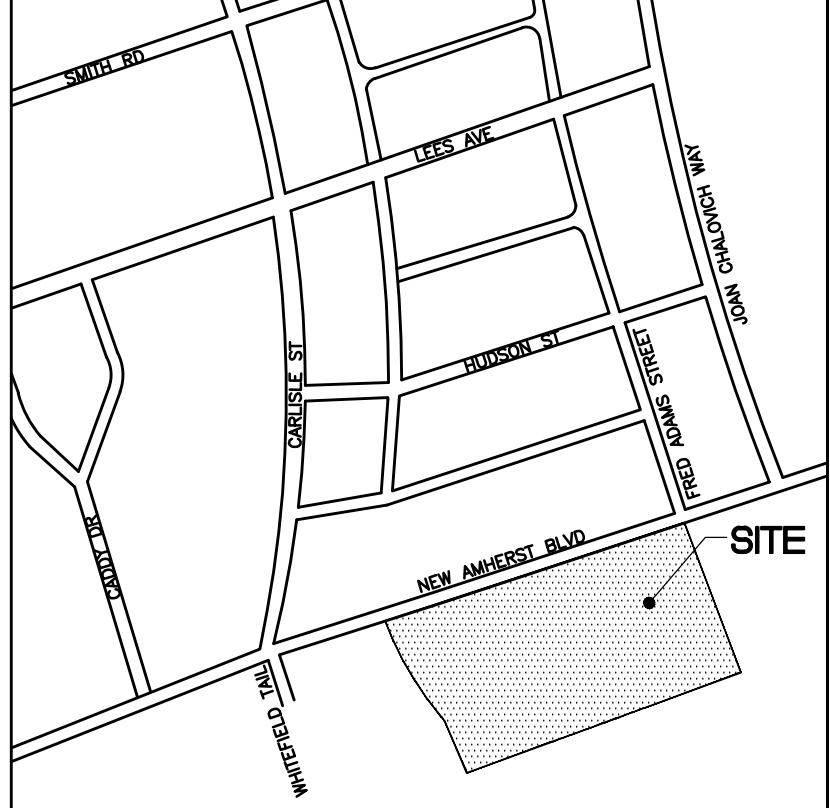




**GENERAL NOTES:**

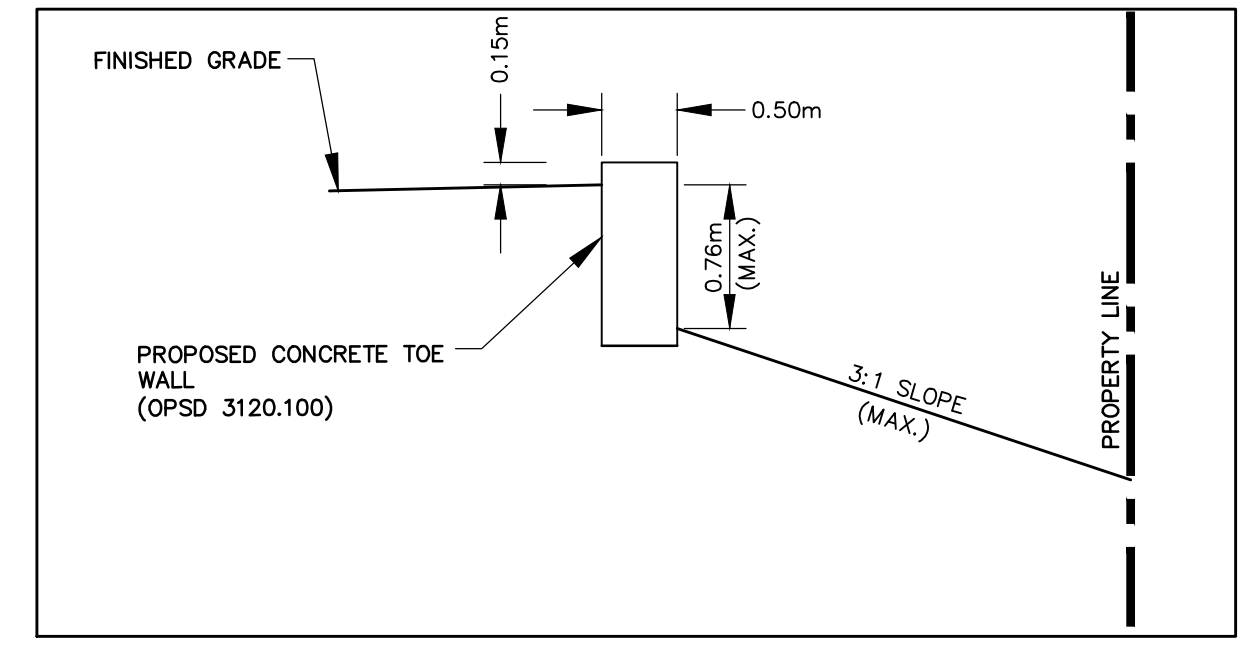
1. NORTHUMBERLAND COUNTY PLUMBING INSPECTION SERVICES ARE REQUIRED TO INSPECT ALL SITE SERVICING INCLUDING STORM DRAINAGE PIPING, FIRE MAIN, DOMESTIC MAIN AND SANITARY AND STORM BUILDING SEWERS, PRIOR TO COVERING.
2. NORTHUMBERLAND COUNTY PLUMBING INSPECTION SERVICES ARE REQUIRED TO WITNESS TESTING OF ALL SERVICE PIPING AND STRUCTURES.
3. A PLUMBING PERMIT IS TO BE OBTAINED FROM THE MUNICIPALITY FOR SITE SERVICING.
4. CAST IRON FRAMES AND COVERS FOR MAINTENANCE HOLES AND CATCH BASINS TO CONFORM TO CAN/CSA-B170.1.

STORM SEWER INFORMATION		
STRUCTURE	TOP OF COVER	INVERTS
CB1	T/G=88.30	INV=86.85
CB2	T/G=88.75	INV=87.30
CB3	T/G=88.80	INV=87.35
CB4	T/G=88.05	INV=86.60
CB5	T/G=88.90	INV=87.45
CB6	T/G=89.60	INV=88.15
CB7	T/G=90.15	INV=88.70
CB8	T/G=90.15	INV=88.70
CB9	T/G=90.20	INV=88.75
CB10	T/G=90.40	INV=88.95
MH1	T/G=89.95	W INV=86.73 SE INV=86.41
MH2	T/G=90.00	NW INV=86.06 NE INV=86.06 S INV=86.00
MH3	T/G=89.60	N INV=85.12 SE INV=81.86 SW INV=85.06
MH4	T/G=91.25	E INV=88.33 S INV=86.92
MH5	T/G=91.25	N INV=86.61 SW INV=86.52 E INV=88.53



**KEY PLAN**

- LEGEND:**
- PROPERTY LINE
  - +325.64 EXISTING ELEVATION
  - x89.75 PROPOSED ELEVATION
  - MH1 PROPOSED STORM MANHOLE
  - MH1A PROPOSED SANITARY MANHOLE
  - CB PROPOSED CATCHBASIN
  - ⊗ VB PROPOSED VALVE & BOX
  - ➔ EMERGENCY OVERLAND FLOW



**SECTION A-A - TYPICAL WALL SECTION**  
1:100

PAVEMENT LAYER	MINIMUM PAVEMENT STRUCTURE	
	HEAVY DUTY	HEAVY DUTY
SURFACE COURSE ASPHALT	40mm-HL3 OR HL4	40mm-HL3 OR HL4
BINDER COURSE ASPHALT	50mm-HL8	60mm-HL8
GRANULAR BASE	150mm- OPSS 1010 GRANULAR 'A'	150mm- OPSS 1010 GRANULAR 'A'
GRANULAR SUBBASE	300mm- OPSS 1010 GRANULAR 'B' TYPE 1	300mm- OPSS 1010 GRANULAR 'B' TYPE 1

NOTE: REFER TO FINAL GEOTECHNICAL INVESTIGATION REPORT FOR FINAL PAVEMENT STRUCTURE BEFORE THE START OF THE CONSTRUCTION.

CROSSING TABLE		
CROSSING No.	INVERT/OVERT	VERTICAL CLEARANCE
1	SAN OVB=89.16 WM INV=89.70	0.54m
2	SAN & WATER HORIZONTAL SEPARATION	13m

WATERMAIN INFORMATION	
PIPE SIZE(mm)	LENGTH(m)
150mm	95m

NO.	DESCRIPTION	DATE	BY
1	REVISED ROOF LEADER TO INFILTRATION TANK TO 400mm	2026.04.16	S.D.L.
2	RESPOND TO PLUMBING COMMENTS	2025.12.03	S.D.L.
3	RE-ISSUED FOR SPA	2025.05.28	S.D.L.
4	ISSUED FOR BUILDING PERMIT	2025.03.14	S.D.L.

**REVISIONS**

**CDI CANDEVCON GROUP INC.**  
CONSULTING ENGINEERS AND PLANNERS  
4336 GOREWAY DRIVE TEL: (905) 794-0600  
BRAMPTON ON L6P 0M7 FAX: (905) 794-0611

REGISTERED PROFESSIONAL ENGINEER  
**S. D. LANG**  
APRIL 16, 2025  
PROVINCE OF ONTARIO

CONSTRUCTION NORTH

**ELEMENTARY SCHOOL AND CHILDCARE CENTRE**  
10719 NEW AMHERST BOULEVARD  
COBOURG, ONTARIO

SHEET TITLE:  
**SITE SERVICING AND GRADING PLAN**

DRAWN BY: R.V.M	PROJECT No. W23170
CHECKED BY: R.N	DRAWING No.
SCALE: 1:500	<b>SG1</b>
DATE: DEC. 05, 2023	