



Question and Answer 4

DATE: May 12, 2026

SUBJECT: Request for Proposal for "Interior Renovation of the Fir Hall South Residence Townhouses"

This document consists of four pages.

Proponents are advised of the following Questions and Answers for the above noted project.

Question 1

Drawing A2.01 Floor Plan Drawing Notes #1 & #2 mention new 4" high MDF baseboard to be provided where existing is removed. From the site visit, it was noted that only stair landings have baseboard and the stair sections have quarter round on top of stringers. Please clarify if existing quarter round trim at stairs is to be removed and replaced with new.

Answer 1

Yes, existing quarter round trim at stairs to be removed and replaced with new.

Question 2

Please clarify if winning bidder can use a portion of the end of Old Ring Road (garbage dumpster area) for staging. Please also clarify if the 2 storage containers seen at the site visit in this location will be removed from that area before start of construction.

Answer 2

The road between Fir Hall and Grey Pines can be used for staging. The garbage dumpster area needs enough clearance for the garbage trucks.

The two storage containers will remain onsite throughout the construction period.

Question 3

Is there a base building vendor we need to carry for re & re of existing smoke detectors?

Answer 3

Replacement of Smoke Detectors is not in the project scope. Existing detectors to remain, and to be protected in place.

Question 4

At the site visit, it was noted that multiple exterior garbage storage room doors (noted as F1-108 on drawings) had peeling paint. Doors F1-108 is not noted on the door schedule. Should bidders allow for repainting F1-108 exterior doors as part of their base bid price?

Answer 4

F1-108 should not be included in the price (item A1).

Question 5

Please clarify if any of the adjacent residence buildings will be occupied during construction.

Answer 5

Yes, Aspen, Birch, Cedar, Dogwood, Elm, and Greypines will be periodically occupied in connection to Retail Conference Services summer operations.

Question 6

Please clarify the width of vanity units. The description and width in the equipment schedule and equipment schedule notes call for 36", yet the part number provided is for a 30" wide unit.

Answer 6

The wall mounted floating Vanity should be 36" wide. The correct part number is SKU# : BSL36-NW.

Question 7

Please confirm that the work schedule is based on regular working hours

Answer 7

Yes, the work schedule will be based on regular working hours. There will be guests occupying the adjacent blocks.

Question 8

Given the tight schedule, we are assuming that all 11 units will be fully vacated to allow contractors complete access and flexibility. Please confirm.

Answer 8

Yes, all 11 units will be fully vacated.

Question 9

Since all doors are existing, we understand that only window film is required for D2 doors and door handles are required for D1 bedroom doors. Please confirm.

Answer 9

Yes, window film at D2 door only. Yes, D1 bedroom doors all handles are to be replaced.

Question 10

Please clarify what kind of door reinforcement required to accommodate the specified door hardware, as referenced in Door Schedule General Note #2.

Answer 10

No special reinforcement is required for the replacement of the 4 bedroom door handles.

Question 11

As per the drawings, contractors are to remove the bathtub and associated accessories only, with the new tub to be installed by Bath Fitter. Please clarify which scope will be completed by Bath Fitter, or alternatively provide their contact information so we can confirm their scope of work directly. Additionally, we require the consultant's direction on the removal procedure, as drywall cutting will likely be necessary to facilitate the bathtub removal. Please advise on the preferred method and extent of demolition.

Answer 11

No removal of bathtub is required. Bath Fitter, under the cash allowance scope of work will supply and install all materials and fixtures as needed.

Bath Fitter to install custom PermaFit™ Tub and seamless wall with any required accessories and hardware as specified.

Question 12

Identified Price D1 specifies carpet flooring with no VCT, and notes "abate as required." According to the DSS report, the only abatement identified is beneath the VCT. If no VCT is included in this scope, please clarify what abatement is required under this item.

Answer 12

Please refer to Addendum 1 issued on May 7, 2026. This price should reflect no abatement for all carpeted areas.

Question 13

For Identified Price D2, the note states 'abate as required.' To ensure all contractors are aligned, please confirm whether abatement is required for this scope.

Answer 13

Identified Price D2 applies only to Room Broom F1-107. Removal of the floor tile requires abatement. Please refer to UTSC 2026-11 Appendix 5 - Pre-Renovation Hazardous Building Materials Survey.

END OF QUESTION AND ANSWER 4 DOCUMENT