



**Addendum No. 1**  
 City of Coquitlam  
**RFP No. 26-031**

**Town Centre Park Service Hub Tenant Improvements**  
 Issue Date: April 16, 2026  
 Total Page Count: 5

This Addendum is issued to Proponents registered as attending the Mandatory Site Meeting on Thursday April 8, 2026. Proposals will only be received from the companies that are recorded at all site locations on the City’s Mandatory Site Visits - Registration Form.

Companies in attendance at the Mandatory Site Meeting are:

4th Utility Inc.	Grata Construction Ltd
IDL Construction Inc.	Nordstar Construction Ltd.
Novell Construction Ltd dba Novell Design Build	Wales Mclelland Construction Ltd
Austin Metal Fabricators LP	Enduro Construction Ltd
Ino-tech Electric Ltd	ETRO Construction Ltd

Proponents shall note the following amendments to the RFP documents:

**REPLACE**

**R1) REPLACE**

The following dates have been extended as part of an extension request.  
 The entirety of "Key Dates" is replaced with the following:

**KEY DATES**

<b>RFP Issue Date</b>	<b>Tuesday, March 31, 2026</b>
<b>Mandatory Site Visit: Date Time and Location</b>	<b>Wednesday, April 8, 2026 9:00 AM LOCATION: Town Centre Park Percy Perry Ticket Office, 1290 Pipeline Coquitlam, BC</b>
<b>Deadline for Questions</b> Send questions to: <a href="mailto:bid@coquitlam.ca">bid@coquitlam.ca</a> referencing the RFP name and number.	<b>12:00 PM (local time) Wednesday, April 22, 2026</b>
<b>Submission Deadline</b>	<b>2:00 PM (local time) Monday, April 27, 2026</b>

**R2) REPLACE**

**REPLACE APPENDIX A.**

**REMOVE: 26-031 Appendix A – Specifications**  
**REPLACE WITH: 26-031 REVISED - Appendix A – Specifications Name**  
**REVISION No. 1**

**QUESTIONS**

Q1. Requesting photos of the existing Electrical Room. This was inaccessible to the Contractors during the site walkthrough. If there is another site walkthrough that could include the Electrical Room, it will help a lot in completing our bids with the best pricing.

**A1. Please find photos of the electrical room here: [Coquitlam Parks Hub TI - Elec Room](#)**

Q2. Is there a hazmat report?

**A2. This item is not available and not considered a requirement for the project, given the age of the building and the current Scope of Work.**

Q3. Please provide door hardware schedule.

**A3. Refer to door hardware specified.**

Q4. We should consider supplying new doors if the hardware must be upgraded to a mortise electrified lockset. It might be tricky (and costly) to modify the doors from cylindrical to mortise. Also, an acceptable finish might be hard to achieve.

**A4. Replacement of exterior doors is not in project scope.**

Q5. The existing frames are in rough shape with multiple holes in them. Again, an acceptable finish might be hard to achieve. Please confirm the extent of the repairs on these frames.

**A5. Replacement of frames is not in project scope.**

Q6. Please provide barn door and glass specs/details.

**A6. Refer to barn door hardware specified and to drawings for design intent. Provide a barn door compatible with the hardware, meeting all functional, durability and project requirements.**

Q7. Is there a city IT specification document for Division 28 scope of work?

**A7. Refer to page E4.0.0 for the specifications for communication cabling. The contractor shall complete wiring to the new patch panel located in the existing rack. The exact location of the patch panel shall be confirmed with the CoC ICT Department and Network Group prior to installation. All the installations shall comply with the CoC's standards.**

Q8. Is this system controlled by a server on site, or attached to a centralized city server?

**A8. Contractor shall provide a new separate access control panel for the entry to the office area with a FOB/card reader. New control panel shall be located in electrical room above the existing control panel. Contractors shall provide a complete functional wired system with the controller, readers, interface modules, accessories and enclosures suitable for the installation environments including wiring diagrams.**

Q9. Will that server need any licensing?

**A9. Contractor shall include allowances for system licensing and programming of the new system to accommodate the addition and reprogramming of FOB's/cards.**

Q10. Do they need any cards with this install? If so, what kind and how many?

**A10. Minimum 10 programmed FOB/cards shall be provided to the City for office doors.**

Q11. Are you looking for us to supply and install electric locking hardware, or is that done by the door hardware?

**A11. Contractor to supply and install electric locking hardware.**

Q12. What sort of integrations are they referring to? Fire alarm? Intrusion? CCTV?

**A12. Existing buildings do not have fire alarms, intrusion or CCTV system. There is no integration anticipated into these systems. All the systems shall be suitable for the emergency egress routes as identified architectural and applicable codes.**

Q13. Could you please provide sliding barn door specifications and detailed drawings? Is it a wood frame with a frosted glass panel? Also, please confirm the thickness of the frosted glass panel.

**A13. Please refer to A6.**

Q14. Is the ceiling above the acoustic baffles exposed? I assume this will require dryfall (drywall?) exposed painting? If yes, are the acoustic baffles to be installed after painting?

**A14. Yes, the ceiling above the acoustic baffles is exposed and will require to be painted but not drywalled. Sequencing is per contractor.**

Q15. The specifications indicate new signage, but no details are shown on the drawings. Could you please confirm if this is within the scope of work?

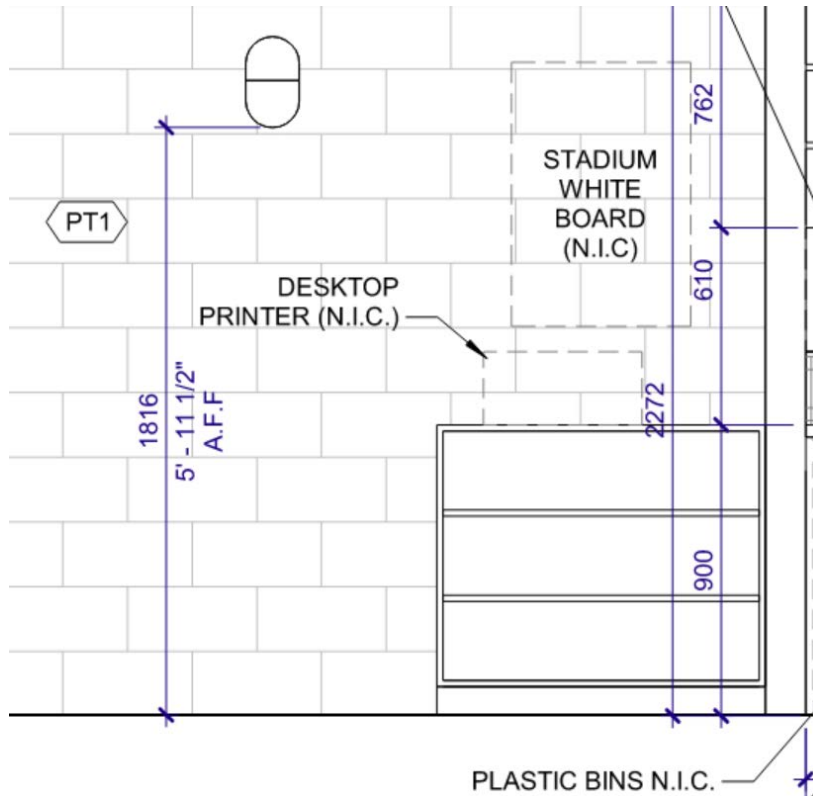
**A15. Directional signage is not part of the Scope of Work.**

Q16. Please provide base control contractor contact information.

**A16. City to provide base building control contractor information.**

Q17. Are all the cabinets in the kitchen area new and side open cabinet exists on the left and will not be replaced?

**A17. All cabinets in the kitchen are new and provided by the contractor. The desktop printer cabinet is provided by the owner:**



Q18. Please confirm if existing sanitary needs to be capped below slab. Please confirm if existing kitchen sink sanitary can be above slab and behind the wall of kitchen.

**A18. Lavatory: Cap the drain inside the wall; Toilet: Cut below subfloor, install cap, patch floor (completely flat surface). Mechanical confirms kitchen sink sanitary can be above slab and behind the wall of kitchen.**

Q19. If below slab work is required, afterhours?

**A19. The office is not currently occupied, Contractor to follow City working hour bylaws.**

Q20. For new AC-1, please advise for who is providing bracket for outdoor condensing unit.

**A20. The mechanical contractor is to provide the brackets.**

Q21. There are notes on the drawings regarding Fire Alarm System but no such item is indicated on the drawings. Please advise if there are no Fire Alarm related works on this RFP.

**A21. There are no Fire Alarm system in this Scope of Work.**

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***End of Addendum No. 1***

Proponents take into account the content of this Addendum in the preparation and submission of the Proposal which will form part of the Contract and should be acknowledged on the Proposal Submission Form.

Upon submitting a Proposal, Proponents are deemed to have received all addenda that are issued and posted on the City's website and considered the information for inclusion in the Proposal submission.

*Issued by:*

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