ADDENDUM NO. 1

Request for Tender – Construction Manager

Industrial Warehouse Alterations & Addition – 10533 Keele Street, Vaughan, Ontario

Item	Detail
Owner	Keele Street (10533) Ltd.
Addendum date	Wednesday, November 11, 2026
Original RFT issue date	Monday, October 26, 2026
Primary contact	Matt Shannon – shannon@highsidecompanies.com | 913.219.1344
Copy to	Michael Guindon, Advisor – mguindon@westmountpark.com

This Addendum forms part of the Request for Tender ("RFT") documents and updates them as described below. Where this Addendum differs from the RFT or earlier documents, this Addendum governs. Please acknowledge receipt in Section 10 of the Bid Form (Exhibit A).

As a reminder, this RFT is to select a Construction Manager under CCDC 5B. Submissions will be evaluated on team, experience, approach, fees, and General Conditions. Preliminary trade pricing helps us understand each Proponent's view of the project; it is not a lump-sum price. The Guaranteed Maximum Price will be developed with the selected Construction Manager once the documents are complete.

Part 1 – Revised Tender Schedule

The Owner expects to receive the updated building permit drawings on November 16. To allow time to review them, the schedule in the RFT ("Important Project Dates") is updated as follows:

Milestone	Original Date	Revised Date
Addendum No. 2 – updated building permit drawings and responses to questions	—	Tuesday, November 17, 2026 (anticipated)
Site visit	Tuesday, November 3, 2026	As requested – see note below
Deadline for questions	Tuesday, November 10, 2026, 4:00 p.m. ET	**Wednesday, December 2, 2026, 4:00 p.m. ET**
Final addendum issued	Friday, November 13, 2026	**Friday, December 4, 2026**
Submissions due	Friday, November 20, 2026, 2:00 p.m. ET	**Wednesday, December 9, 2026, 2:00 p.m. ET**
Shortlist interviews	November 25 – 26, 2026	TBD
Construction Manager selection	Friday, December 4, 2026	TBD

- **Site visit:** Site visits are available as requested. Please contact Matt Shannon to arrange a time.
- If the building permit drawings are delayed, the schedule will be adjusted by further addendum.
- **Contacts:** Questions and submissions should be sent to Matt Shannon (shannon@highsidecompanies.com), with a copy to Michael Guindon (mguindon@westmountpark.com). This replaces the delivery contact in the RFT. All other submission requirements are unchanged.

Part 2 – Questions Received

The following questions have been received to date and are shared with all Proponents. Unless a response is provided below, responses will be issued in **Addendum No. 2** with the updated building permit drawings, which we expect will answer many of them. Where information is not yet available, please note your assumptions in your submission.

No.	Discipline	Question	Response
Q1	Architectural	Stairs: Please confirm whether the stairs are to be concrete or steel, as no corresponding detail drawings were found.	To follow in Addendum No. 2.
Q2	Electrical	Lighting: Please provide the lighting fixture schedule.	To follow in Addendum No. 2.
Q3	Electrical	Please provide the power and panel schedules, including the electrical single-line diagram.	To follow in Addendum No. 2.
Q4	Life Safety	Please provide details for the fire alarm system, emergency lighting, and exit signs.	To follow in Addendum No. 2.
Q5	Mechanical	Please provide the RTU schedule, ductwork layout, and grille/diffuser schedule.	To follow in Addendum No. 2.
Q6	Architectural	Please provide the interior and exterior finish schedules.	To follow in Addendum No. 2.
Q7	Architectural	Please provide the door and window schedules, along with corresponding detail drawings.	To follow in Addendum No. 2.
Q8	Mechanical	Please confirm whether the washroom mechanical works are included in the project scope.	Per the RFT, tenant interior fit-outs (Unit A and Unit B front offices and washrooms) are by separate permit and not in contract. Washroom rough-ins as shown on the drawings are included. Confirmation of extent to follow in Addendum No. 2.
Q9	Mechanical	Please provide specifications and details for the washroom exhaust fans.	To follow in Addendum No. 2.
Q10	Mechanical (A4, M01)	The architectural drawings show a rooftop unit, but the mechanical drawings show only curbs for future rooftop units. Please clarify.	To follow in Addendum No. 2.
Q11	Mechanical / Irrigation (M02, IR-0)	Please clarify where the irrigation system will be fed from. The drawings and details do not specify.	Per the Stormwater Management Report and civil drawings, irrigation is supplied from the 10 m^3 precast rainwater reuse tank. Connection details to follow in Addendum No. 2.
Q12	Mechanical / Irrigation (M02, IR-0)	The irrigation pump is not specified. Is it supplied by others? If not, please specify make and model.	To follow in Addendum No. 2.

No.	Discipline	Question	Response
Q13	Architectural – Cladding	Vertical board and batten IMP (Vicwest DM40, 102 mm): please provide the specification, or confirm interior and exterior gauge, interior colour, and vertical batten spacing. (See Figure 1.)	To follow in Addendum No. 2.
Q14	Architectural – Cladding	Horizontal reveal on IMP: is this vertical DM40 with horizontal battens? Please provide section details. If not, provide the specification including profile, gauge, and colour. (See Figure 2.)	To follow in Addendum No. 2.
Q15	Architectural – Existing Building	Vertical board and batten at the existing 1½-storey building: is this Bellara board and batten single-skin siding? Size 140 mm or 260 mm? Please provide the specification and colour. (See Figure 3.)	To follow in Addendum No. 2.

Part 3 – Revised and Additional Documents

The following documents are issued with this Addendum and **supersede** the corresponding documents in Exhibit D.01:

Document	File	Change
Civil Drawings C01–C07 (Soscia), dated November 10, 2026	Civil Plan Package / 24-020 Civil Drawings 2026-11-10.pdf (individual sheets also provided)	New issue. Supersedes the civil drawing set dated October 13, 2026 (see civil drawing log below).
Hydraulic Calculations – Design Area 1 (SP3)	24-020 CALS DA1.pdf	Revised. The previously issued file contained the Design Area 2 calculations in error. Design Area 2 (SP2) is unchanged.

Civil drawing log

Sheet	Title	Previous Issue (RFT)	Current Issue (Addendum No. 1)
C01	Site Grading Plan	October 13, 2026	November 10, 2026
C02	Site Servicing Plan	October 13, 2026	November 10, 2026
C03	Erosion & Sediment Control Plan	October 13, 2026	November 10, 2026
C04	Post-Development Catchment Area Plan	October 13, 2026	November 10, 2026
C05	Pre-Development Drainage Plan	October 13, 2026	November 10, 2026
C06	Details	October 13, 2026	November 10, 2026
C07	Notes	October 13, 2026	November 10, 2026

To be issued in Addendum No. 2: updated building permit drawings (architectural, structural, mechanical, and electrical), responses to the questions in Part 2, and the Designated Substances Survey (if available).

Acknowledgement

Please acknowledge receipt of Addendum No. 1 by return email to Matt Shannon (shannon@highsidecompanies.com), copying Michael Guindon (mguindon@westmountpark.com), and in Section 10 of the Bid Form.

Issued on behalf of Keele Street (10533) Ltd. by:
Matt Shannon
shannon@highsidecompanies.com | 913.219.1344
cc: Michael Guindon, Advisor – mguindon@westmountpark.com

Appendix – Figures Referenced in Questions

The following drawing excerpts were submitted with questions Q13–Q15. Highlighting is by the Proponent who submitted the question.

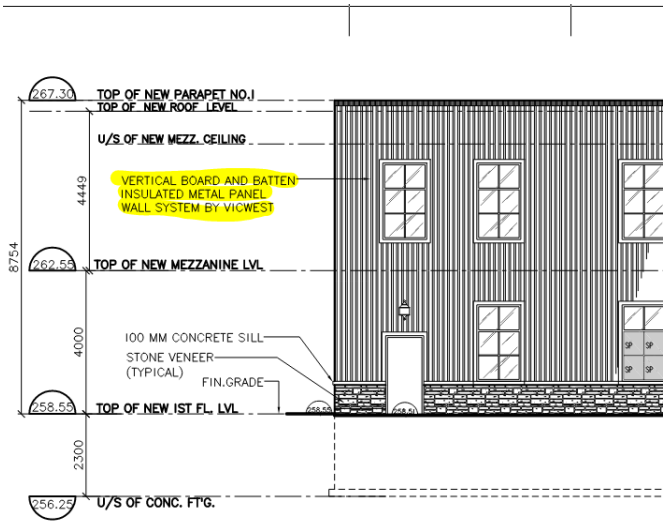


Figure 1 – Q13: Vertical board and batten insulated metal panel (Vicwest)

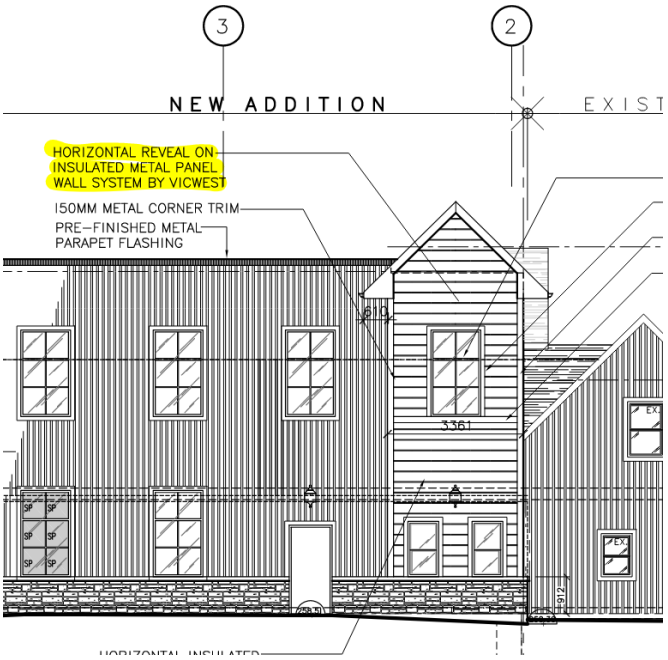


Figure 2 – Q14: Horizontal reveal on insulated metal panel

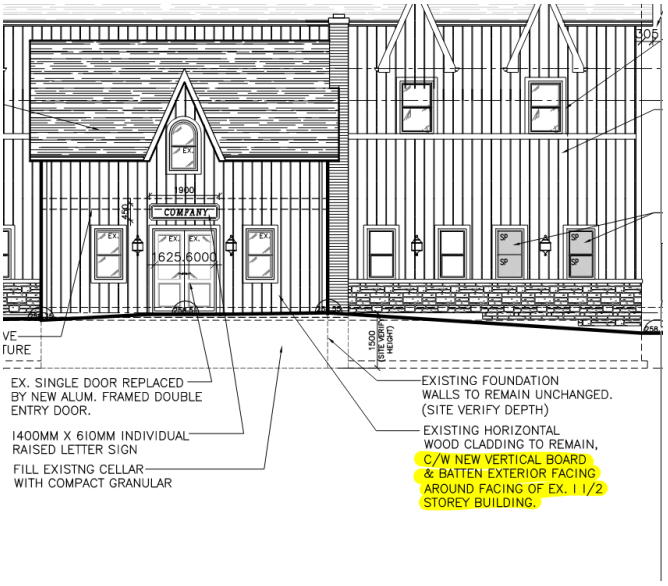


Figure 3 – Q15: Vertical board and batten at existing 1½-storey building

— END OF ADDENDUM NO. 1 —