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June 9, 2023

Via Ariba internet posting
(5 Pages + Attachments)

**ADDENDUM No. 4**
**REQUEST FOR TENDER ARIBA Doc3851217981**
**CLOSING DATE (REVISED): 12:00 NOON (LOCAL TIME), June 20, 2023**
**For: New Dental Clinic, Located at 240 Alton Towers Circle, Toronto**

Please refer to the above Tender Call document in your possession and be advised of the following information:

**1. REVISIONS**

**1. Please find attached revised partition plan and note the changes in corridor clearances.**

*File Name:*
- 21009-ID1.01-PARTITION.pdf

**2. The Price Form has been revised to reflect lump sums**.

**3. QUESTIONS**

**Q1: Please confirm if Compressed air and vacuum piping are supposed to be Medical grade or regular copper**

**A1**: K-Dental drawings clearly show FXR or system 15 for all vacuum lines. For compressed air you should use copper or high pressure Pex like piping. Please refer to drawings and specifications included in the tender.

**Q2: Please Confirm that there are no cash allowances.**

**A2:** Owner will identify and provide cash allowances as needed. Please provide pricing for the base contract scope of work.

**Q3: In order to provide a new 100A circuit breaker in existing 600A 347/600V, 3 phase, 4W SWBD, we need to know the make/name plate details or photos of the existing SWBD. Please provide details for the same**

**A3:** Please see attached photos of existing switchboard.

*Files Name:*
- Photo-1_ADD-04_Q3_240Alton.jpg
- Photo-2_ADD-04_Q3_240Alton.jpg
- Photo-3_ADD-04_Q3_240Alton.jpg

- Photo-4_ADD-04_Q3_240Alton.jpg

**Q4: Please specify the location of Fire Alarm Control Panel.**

**A4:** The location of the existing fire alarm control panel is in the ground floor landlord's electrical room. Please see attached photo of mircom panel.

*File Name:*

- Photo_ADD-04_Q4_240Alton.jpg

**Q5: Please provide the specification/manufacture details of Hospital grade receptacles.**

**A5:** Hospital grade receptacles can be from any manufacturer. Please see attached Hubbell's hospital grade receptacles for patient areas.

*Files Name:*

- WIRING_2172RED_spec.pdf
- WIRING_GFRST82SNAPR_spec.pdf
- WIRING_GFRST83SNAPR_spec.pdf

**Q6: Is the owner providing the eye washing station?**

**A6:** General Contractor is to supply and install eye washing station EW-1. Refer to drawing M-001 for specification, M-203 for location and plumbing and 1/M-1001 for detail.

**Q7: What is the manufacture/specs of the floor boxes?**

**A7:** This question is not clear which area is being referenced. If the question is related to dental chairs, then J-Boxes will come with dental chairs which is supplied by K-Dental. All other J-boxes, please refer to the specifications outlined in the electrical drawings.

**Q8: What is the VA for the transformer? Please see attached picture.**

| | |
|---|---|
| B ES | WALL MOUNTED 20AMP/230VOLT DEDICATED CIRCUIT RECEPTACLE FOR PANORAMIC X-RAY EQUIPMENT. PROVIDE 2"x3" J-BOX AT 16" AFF. 3/4" CONDUIT TO RUN TO 2"x3" J-BOX FOR 'ES'. MOUNTING HEIGHTS AS NOTED ON PLAN.<br>*208-230 VOLT STEP UP TRANSFORMER REQUIRED |

**A8:** It is .75KVA.

**Q9: Is there space in the existing 600A Commander switchboard for a new switch or is there a 100A switch already in the board & we only need to supply the 3 100A 600V fuses? (Commander is obsolete, might need to find a refurbished switch & might not be possible). Please see attached picture.**

**A9:** This disconnect switch was already provided by the Landlord, please see attached Photo of spare 100A DC.SW for our use.

**Q10: Is there preference for the distribution? Square D, Cuttler Hammer, Siemens, etc?**

**A10:** No, any distribution manufacturer is acceptable.

**Q11: The pricing form requests unit rate prices that are not the standard unit rates used in pricing and some of the quantities listed to not appear to be correct. For example, bidders are asked to provide a SQFT unit rate price for Electrical, HVAC, Fire Protection, and General Conditions work based on the 1,543 SQFT area. More than likely, bidders will receive pricing that is not easily divisible by 1,543. For example, a $150,000 price would equal a unit rate of $97.213221/SQFT but the Ariba platform defaults to rounding to 2 digits after the decimal and we therefore would not be able to input accurate costs. ($97.21x 1,543= $149,995.03 & $97.22X 1,543=$150,010.46).**

**Bidders are also requested to provide unit rates based on non typical units. For example, Blinds are noted as having 292 SQFT where no quote from window covering subtrades are based on SQFT area. Hardware suppliers typically provide lump sum pricing and will not provide a unit rate price breakdown for a closer, lockset, lever & mortice or door pull as requested. Other non-typical unit prices requested include LFT for sound attenuation batts and LFT of glass panels (standard unit of measurement is SQFT for both)**

**The quantities for some items appear to be off from the quantities taken from the drawings. Gypsum Board Ceiling and partitions are noted as 395 SQFT and 195 LFT respectively where take off from drawing nets us 325 SQFT GB ceiling and 213 LFT Partitions. The 5'10" x 1'8" (9.72 SQFT) area of ceramic wall tile on drawing ID2.04 is noted as a quantity of 6 SQFT on the pricing form.**

**There also appears to be a repeated item- 5.2.1.1.5 for 1,085 SQFT of ACT in base bid and itemized price item 5.2.3.1 lump sum price for new ACT.**

**The rate form also asks for 12 weeks of Site supervision. If the project is delayed beyond 12 weeks by no fault of the General Contractor, will the winning GC be paid extra for site supervision based on the weekly rate provided on the pricing form?**

**For the reasons noted above, please consider revising the rate from to remove quantities and request lump sum pricing for the individual listed items instead.**

**A11:** Pricing Form is to be corrected. Please provide lump sum pricing for all divisions as shown under Part 5. Refer to tender design drawings for take-offs.

**Q12: Can the closing date for the above-mentioned project be [extended]?**

**A12:** As per addendum # 3 dated June 2, 2023 the bid submission deadline has been extended to June 20, 2023. Please refer to the City Online Procurement System countdown clock.

**Q13: Could you provide the sprinkler drawings?**

**A13:** Refer to drawing M-402 Floor Plan – Fire Protection – Modification for sprinkler locations. Please review ALL provided design drawings in the tender and when circulating to sub-trades for pricing make sure all design drawings are included.

**Q14: One of our doors subtrade sent us alternative aluminum doors instead of wood, the product data attached below. Could you please advise if it is acceptable?**

**A14:** Doors to be as solid core paint grade wood as specified in Door Schedule on drawing ID2.02 Door Schedule & Elevations.

**Q15: Are we providing the feeder from the 3rd floor electrical room to units utility room or is the landlord. Additional notes on E004 state it is supplied and installed by landlord. Single line diagram states conduit and wire by tenant at landlords' cost?**

**A15:** There are two disconnect switches currently specified – one at the base building electrical panel and one at the tenant's utility room. The disconnect switch at the base building electrical room is no longer required in scope because the Landlord has already installed it. This scope is to be deleted.

The disconnect switch at the tenant's Utility Room is still in scope and is listed as an itemized price in the Tender Form. The feeder, electrical panel and transformer for the tenant are also still in scope and also part of the itemized pricing requests.

To summarize the electrical distribution scope:

1. Feed to Tenant space
2. Disconnect switch in Tenant space
3. Transformer in Tenant space
4. Electrical Panel in Tenant space

Please continue to monitor this procurement as further extensions or possible cancellation may occur. Please see **www.toronto.ca/covid19** for more information on the City's response. Should you have any questions regarding this addendum send via the event message board or contact Max Parker by email at **Max.Parker@toronto.ca.**

Bidders must acknowledge receipt of all addenda on the space provided on the submission form as per the Process Terms and Conditions, Part 1.7 - Addenda, of the RFT document. All other aspects of the RFT remain the same.

Sincerely,

*Clarman Yang*

Clarman Yang
Acting Manager
Corporate Services and Finance & Treasury Services
Purchasing Client Services