

February 23, 2024

Posted via Ariba

**ADDENDUM No. 3**  
**REQUEST FOR TENDER No. Doc4398105586**

**EXTENDED SUBMISSION DEADLINE:**  
**12:00 NOON (LOCAL TIME), MARCH 21 2024**

**FOR: Interior Upgrades at Cummer Lodge, Seven Oaks, and Lakeshore Lodge**  
**Long Term Care Homes**

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

**EXTENDED CLOSING DATE:**

**The closing date has been extended from March 14, 2024 to March 21, 2024**

**I. REVISIONS**

- R1.** Refer to Construction Agreement – Schedule A – C.2 – Commencement Date – **DELETE** January 15<sup>th</sup>, 2024. **ADD** April 1<sup>st</sup>, 2024
- R2.** Refer to Construction Agreement – Schedule A – C.4 – Substantial Performance Date – **DELETE** July 31<sup>st</sup>, 2024. **ADD** October 31<sup>st</sup>, 2024
- R3.** Refer to Construction Agreement – Schedule A – C.5 – Total Performance Date – **DELETE** August 15<sup>th</sup>, 2024. **ADD** November 15<sup>th</sup>, 2024
- R4.** Refer to 21509.F03\_ARCH\_IFT – **DELETE** A2.01 PROPOSED POTWASH PLAN & SECTION issued for tender 23-11-15 **ADD** A2.01 PROPOSED POTWASH PLAN & SECTION issued for addendum #3 24-02-21
- R5.** Refer to 21509.F03\_ARCH\_IFT – **DELETE** A2.02 PROPOSED POTWASH EXHAUST PLAN issued for tender 23-11-15 **ADD** A2.02 PROPOSED POTWASH EXHAUST PLAN issued for addendum #3 24-02-21
- R6.** Refer to 21509.F03\_ARCH\_IFT – **DELETE** A2.51 PROPOSED SERVERY PLANS – LEVEL 4 issued for tender 23-11-15 **ADD** A2.51 PROPOSED SERVERY PLANS – LEVEL 4 issued for addendum #3 24-02-21

**R7.** Refer to 21509.F03\_ARCH\_IFT – **DELETE** A4.01 LOADING DOCK SECTION issued for tender 23-11-15 **ADD** A4.01 LOADING DOCK SECTION issued for addendum #3 24-02-21

**R8.** Refer to 21509.F03\_ARCH\_IFT – **DELETE** A9.01 DETAILS issued for tender 23-11-15 **ADD** A9.01 DETAILS issued for addendum #3 24-02-21

**R9.** Refer to 21508.F06\_ARCH\_IFT – **DELETE** A2.03 DETAILS issued for tender 23-11-15 **ADD** A2.03 DETAILS issued for addendum #3 24-02-21

**R10.** Refer to 21508.F06\_ARCH\_IFT – **DELETE** A3.01 ROOM FINISH SCHEDULE issued for tender 23-11-15 **ADD** A3.01 DETAILS issued for addendum #3 24-02-21

**R11.** Refer to Part 2 Construction Agreement – Schedule A – A.1 – Project – **ADD**  
Lakeshore Lodge – LL 4th Floor Servery Renovation

This project is comprised of servery, dish washing and dining room renovation on 4th floor; washrooms, shower and tub rooms renovation on 2nd, 3rd and 4th floors and adding condensing unit at roof including but not limited to the following:

- Phased replacement of existing food service equipment and cabinetry at Servery, Dish Washing and Dining Room
- Phased modification of existing plumbing fixtures and electrical equipment to suit new washroom layout
- Modification of wall, ceiling and floor assemblies
- Modification of roof assembly to accommodate new condensing unit
- Associated M&E works
- Replacing existing flooring and wall base
- Temporary condition with associated site protections

**R12.** Refer to Part 2 Construction Agreement – Schedule A – C.1 – Key Work Milestones – **ADD**

Lakeshore Lodge – LL 4th Floor Servery Renovation

1. Shop drawings submitted and reviewed
2. Hoarding completed
3. Demolition of existing spaces
4. New partition studs completed
5. Mechanical and electrical rough in completed
6. Architectural ceiling and partition finishes installed
7. Mechanical and electrical fixtures installed
8. Food Service equipment installed
9. New hollow metal doors with hardware installed and coordinated
10. Architectural millwork, flooring and partition finishes installed
11. Testing and commissioning of all equipment installed
12. Training on food service equipment
13. Review and issuance of operators' manual

**R13.** Refer to Part 2 Construction Agreement – Schedule B.1 – Price Schedule – **ADD**  
Lakeshore Lodge – LL 4th Floor Servery Renovation

Provide all work necessary to servery, dish washing and dining room renovation on 4th floor; washrooms, shower and tub rooms renovation on 2nd, 3rd and 4th floors and adding condensing unit at roof.

Lump Sum excluding Harmonized Sales Tax (HST)

**R14. Refer to Part 3 Drawing - specifications – Summary of Work – ADD**

**Lakeshore Lodge – LL 4th Floor Servery Renovation**

This project is comprised of servery, dish washing and dining room renovation on 4th floor; washrooms, shower and tub rooms renovation on 2nd, 3rd and 4th floors and adding condensing unit at roof including but not limited to the following:

- Phased replacement of existing food service equipment and cabinetry at Servery, Dish Washing and Dining Room
- Phased modification of existing plumbing fixtures and electrical equipment to suit new washroom layout
- Modification of wall, ceiling and floor assemblies
- Modification of roof assembly to accommodate new condensing unit
- Associated M&E works
- Replacing existing flooring and wall base
- Temporary condition with associated site protections

**R15. Refer to Part 3 Drawing - specifications – Technical Specifications – ADD**

21508-F02\_PROJECT MANUAL.pdf

Division 1 General Requirements

Division 2 Existing Conditions

Division 3 Concrete

Division 5 Metals

Division 6 Wood, Plastics, and Composites

Division 7 Thermal and Moisture Protection

Division 8 Openings

Division 9 Finishes

Division 10 Specialties

Division 11 Equipment

**R16. Refer to Part 3 Drawing - specifications – DS-37 – 37.2 – DELETE** November, 2023 is included as 21508 .F06\_LL-Operational\_Plan **ADD** February, 2024 is included as 21508 \_LL-Operational\_Plan

**R17. Refer to Part 3 Drawing - specifications – DS-37 – 37.3 – DELETE** November, 2023 is included as 21509.F05-SO-Operational\_Plan **ADD** January, 2024 is included as 21509\_SO-Operational\_Plan

**R18. Refer to Part 3 - Drawings and Specifications\_1205MSA – DELETE** Part 3 - Drawings and Specifications\_1205MSA.docx **ADD** Part 3 - Drawings and Specifications\_1205MSA\_ADD-2.DOCX

**R19. Refer to 21508\_LL-Operational\_Plan – DELETE** 21508.F06\_LL-Operational\_Plan.doc issued November, 2023 **ADD** 21508\_LL-Operational\_Plan.doc issued February, 2024

**R20. Refer to 21509\_SO-Operational\_Plan – DELETE** 21509.F05-SO-Operational\_Plan.doc issued November, 2023 **ADD** 21509\_SO-Operational\_Plan.doc issued January, 2024

## **II. CLARIFICATIONS**

### **C1. Outbreaks**

Outbreaks may occur during the course of work. In the event of an outbreak within the area of work, the Contractor may be expected to suspend action onsite for a period of

time. Be advised that no extras will be approved for work stoppage as a result of any outbreaks in the area of work.

## **C2. Project Area Specific Designated Substance Reports**

Removal of designated substances, if required, will be carried out either in advance of the work of this contract or will be coordinated with a third party environmental contractor during the course of the work. Aside from site coordination with other parties performing the required work or the use of contract cash allowances to pay for such work, all designated substances shall be considered outside the scope of work of the General Contractor.

## **C3. Loading, Unloading, Storage of Materials**

Selected building sites within the scope of work may have a limited amount of extra storage space within the building interior or exterior for use by contractors. This space will be allocated in consultation with the Building Services Manager for each location. Some sites will have no storage. Most building sites have loading areas and all loading and unloading of materials will be coordinated with the City of Toronto via the loading dock. Loading dock areas generally have access to the Service Elevator. The City of Toronto or individual project sites will not be responsible for the safety and security of all materials delivered to and stored at the various project sites.

## **C4. Make Good**

Contractors should be aware and advised that it is expected that all surfaces affected by demolition or construction to be made good at the completion of the work. All make good work is expected to match the existing condition. Make good work will affect walls, ceilings and floors at new equipment and removal of former equipment. All painting shall match existing colors. The Home is able to provide individual paint colors as all rooms are not the same. Repainting shall be completed to the nearest corner or edge (not spot painted).

## **C5. Multiple Contractors**

It is anticipated that one or more of the sites will have more than one contractor working on different parts of the site at one time. Bidders shall make allowance in their base bid for coordinating space and time separations between contractors in accordance with Ministry of Labour requirements.

## **C6. Base Building Contractor list**

The contractor is not obligated to utilize base building contractors, they will be engaged at Contractors own risk. Please refer to the attached **Base Building Contractor Systems Matrix**.

## **C7. Hoarding**

Contractors shall provide dust tight hoarding complete with walk off mats during demolition of existing handrails and wall finishes and reinstatement of finishes— similar to zip wall system (push poles, polyethylene tarp, taped at all edges, zipper door). Contractor shall ensure free corridor width of 1.1m is maintained for resident access and home staff access. Contractor shall protect all ceiling and wall-based devices included but not limited to nurse call, fire alarm and light fixtures from dust and construction damage. Before any dust is created the Contractor shall coordinate with the home to ensure the fire alarm is put into override for the duration of the works and returned to work order at the conclusion of the work day.

### **III. ADDITIONS**

- A1. ADD** refer to attached Mechanical Drawing Set Seven Oaks Seven Oaks Pot Wash - 4th Floor Served issued by Crossey Engineering LTD. dated November 15<sup>th</sup>, 2023.
- A2. ADD** refer to attached Food Service Item 1.004 Cut Sheet issued by KAIZEN Foodservice Planning & Design Inc.
- A3. ADD** refer to attached Architectural drawing set Lakeshore Lodge Served, Shower, WC & Tub Room Reno issued by Montgomery Sisam Architects Inc. dated February 16, 2024.
- A4. ADD** refer to attached Electrical drawing set Lakeshore Lodge Served, Shower, WC & Tub Room Reno issued by Crossey Engineering LTD. dated June 05, 2023.
- A5. ADD** refer to attached Foodservice drawing set Lakeshore Lodge Served, Shower, WC & Tub Room Reno issued by KAIZEN Foodservice Planning & Design Inc. dated April 19, 2023.
- A6. ADD** refer to attached Mechanical drawing set Lakeshore Lodge Served, Shower, WC & Tub Room Reno issued by Crossey Engineering LTD. dated June 08, 2023.
- A7. ADD** refer to attached Specifications Lakeshore Lodge Served, Shower, WC & Tub Room Reno issued by Montgomery Sisam Architects Inc. dated February 16, 2024.
- A8. ADD** refer to attached Foodservice equipment specifications Lakeshore Lodge Served, Shower, WC & Tub Room Reno issued by KAIZEN Foodservice Planning & Design Inc. dated April 19, 2023

### **IV. QUESTIONS AND ANSWERS**

**Q1. Could you please schedule a site meeting asap?**

A1. The mandatory site meeting has been held on February 14, 2024 at 2:00 pm, at Seven Oaks, Toronto, attended by Joe Pace & Sons Contracting INC., Martinway Contracting LTD., Anacond Contracting INC., HN Construction LTD. and MJ Dixon Construction LTD.

**Q2. Could you please extend the closing for two weeks?**

A2. Refer to Addendum #3, issued February 16, 2024. The closing date has been extended from February 23, 2024 at 12:00 noon to March 21, 2024 at 12:00 noon.

**Q3. Is required any temporary trailers for food equipment**

A3. There are no temporary trailers required.

**Q4. Where is the location of concrete topping**

A4. Contractor shall install concrete topping in all locations where demolition impacts substrate including but not limited to removing floor finish and partition walls.

Contractor shall ensure sound and level substrate is provided for installing new floor finishes.

**Q5. Is there any security, Data cabling, fire alarm, Sprinkler & keying in the contract**

A5. There are no anticipated security and data cabling works.

Contractor shall provide temporary protections for all fire alarm devices in area of work including but limited to pull stations, smoke detectors and heat detectors.

Contractor shall note all fire alarm system is addressable and temporarily removing will result in trouble in the fire alarm panel.

There are 1 relocated and 1 new sprinkler provided within the cart wash for 21509.F03 Seven Oaks Pot Wash - 4th Floor Servery.

Contractor to key all doors alike to suit specifications.

**Q6. Where is mechanical Drawings?**

A6. Refer to III ADDITIONS – A1. for mechanical drawings.

**Q7. Part 3 - Drawings and Specifications\_1205MSA has "Item 5. Specifications Volume 1 Divisions 1-11 Issued for Tender – November 2023 (184 pages)" listed but seems to not be uploaded in the file system. Please provide in order for us to price this project**

A7. Contractor shall refer to Specifications Various Homes Interior Upgrades City of Toronto, Ontario issued November 2023. File name: 21511.F06 Project Manual.pdf.

**Q8. Please confirm when the kitchen equipment would be required on site**

A8. Milestones to achieve specified substantial performance date shall be coordinated by the Contractor.

**Q9. Please confirm where the existing kitchen equipment to be relocated and reused will be kept until it is required to be relocate.**

A9. Storage area will be provided within the home. Final location to be determined during construction.

**Q10. Item 1.004 calls for a Rubbermaid bin w/ lid but the model # given isn't associated with any Rubbermaid products. Can you please clarify the model # or provide a cut sheet for what is required?**

A10. Refer to III ADDITIONS – A2. for Food Service Item 1.004 Cut Sheet. Contractor to price up a Rubbermaid 1971258 bin and have it complete with a swing lid.

**Q11. We need to get the Laminate Specification and number of all types of valances?**

A11. Contractor shall refer to Specifications/Section 06 20 00 Finish Carpentry for the Laminate Specification and DWG A0.02 DOOR SCHEDULE / LEVEL 3 DOOR SCHEDULE for the number of all types of valances.

**Q12. Could I please get the Laminate Specification and number of all types of valances?**

A12. Refer to Q11-A11 in Addendum #3

**Q13. Please confirm requirements for the Crash Rail required, the drawings are not clear.**

A13. Only crash rail required is for 21509.F03 Seven Oaks\_Potwash Renovation. Refer to DWG A2.02 and 2/A9.03 in 21509-F03\_ARCH\_IFT

**Q14. Please advise height of corner guards.**

A14. Unless noted otherwise, the height of corner guard is 4 feet.

**Q15. On the drawings for Cummer Lodge, reference is made to the phasing of the work having to be subject to the approval from the manager of building services and as identified in the ministry of health operational plan for the work. What operational plan is this? It does not appear to be in the tender documents?**

A15. Refer to 21504.F05\_CL-Operational\_Plan.doc

**Q16. Please provide us with the phasing requirements for the flooring replacement in Cummer Lodge 2<sup>nd</sup> floor, Lakeshore Lodge 4<sup>th</sup> floor and Seven Oaks, ground floor.**

A16. Refer to 21504.F05\_CL-Operational\_Plan.doc, 21508.F06-Operational\_Plan.doc ATTACHMENTS 11 in Addendum #3 and 21509\_SO-Operational\_Plan.doc ATTACHMENTS 12 in Addendum #3

**Q17. Are there any corner guards on the 4<sup>th</sup> floor of Lakeshore Lodge that must be replaced?**

A17. No – not for 21508.F06 Lakeshore Lodge Flooring Replacement project. Refer to DEMOKITION AND INSTALLATION NOTES / D07 in DWG A0.02

**Q18. With reference to the excel Pricing Form, is unit price 5.5.14 ONLY for the installation of corner guards or is it for SUPPLY AND INSTALL?**

A18. For SUPPLY AND INSTALL

**Q19. Re Part 2 -Construction AGREEMENT ITEM c.2 – Please update the commencement date (January 15<sup>th</sup>, 2024) as well item C.4 (Substantial performance) and item C.5 (total performance).**

A19. Refer to I REVISIONS - R1, R2 and R3

**Q20. With reference to Lakeshore Lodge drawings A0.08 (area of work Plan A) and drawings A.10 (Area of work Plan A – Alternative Price #2): Neither of these drawings show any work being done in Janitor Rooms 443 and 474 and in Electrical Rooms 447 and 470, but these rooms are listed on drawing A3.01 Room finish schedule. Please advise if the Janitor's room and Electrical rooms are part of the base bid for Lakeshore Lodge 4<sup>th</sup> flooring or if they are part of Alternative #2.**

A20. The Janitor's rooms and Electrical rooms are neither part of the base bid, nor part of Alternative #2. Refer to revised DWG A3.01 ROOM FINISH SCHEDULE issued for addendum #3

**Q21. Please provide details of new door and frame D1 (B46C) which is indicated on Served and Potwash Renovation drawing, drawing A2.01 (note 2). Reference is made to a door schedule, but this door does not appear on any door schedule.**

A21. Refer to DWG A0.03 SCHEDULES/DOOR SCHEDULE in 21509-F03\_ARCH\_IPT

**Q22. HN Construction is diligently pricing this tender. Due to the complexity of the project and feedback we've received from sub-trades and suppliers we are requesting a two week extension to the closing date.**

A22. Refer to Q2 - A2 in Addendum #3

**Q23. Is page 46 of food service equipment section for \$1500 allowances is part of Food Equipment Quote.**

A23. This amount to be included as part of cash allowance for the miscellaneous stainless-steel trim and etc.

**Q24. Please extend the closing to March 14.**

A24. Refer to Q2 - A2 in Addendum #3

**Q25. Can we use our own sub-contractor for all divisions?**

A25. Yes

**Q26. Please extend the closing to March 15 instead of March 13.**

A26. Refer to Q2 - A2 in Addendum #3.

**Q27. We request closing date extension for at least two (2) weeks.**

A27. Refer to Q2 - A2 in Addendum #3

**Q28. Where is the wall protection is located? Which location and which Drawings?**

A28. The wall protection is for 21509.F03\_Seven Oaks Served & Potwash Renovation and 21508.F02\_Lakeshore Lodge Served, Shower, WC & Tub Room Reno project. Refer to DWG A0.03, A2.01 and A2.51 in 21509.F03\_ARCH\_IPT; and DWG A2.01, A7.01 and A7.02 in 21508.F02\_ARCH\_IPT.

**Q29. Cummer Lodge Flooring - 1) What type of existing flooring in washrooms and tub rooms? 2) There are two types of corner guard one 90 degree and the other 135 degree. What is the height of each corner guard?**

A29. 1) Existing flooring: Safety Sheet flooring in washrooms; Epoxy flooring in tub & shower rooms 2) Refer to Q14-A14 in Addendum #3

**Q30. Lakeshore Lodge - where is lakeshore lodge handrail or crash rail replacement drawings?**



A30. No handrail or crash rail replacement was included for the tendering at Lakeshore Lodge. Refer to 21508.F06\_ARCH\_ADD-3 ATTACHMENT 9 in Addendum #3

## **V. ATTACHMENTS**

1. Mechanical Drawing Set Seven Oaks Seven Oaks Pot Wash - 4th Floor Served. File name: 21509-F03\_SO\_MECH\_IPT.pdf issued **November 15, 2023** – twelve (12\*) pages total – 11" x 17".
2. Food Service Item 1.004 Cut Sheet for garbage can. File name: 1.004 GARBAGE CAN.pdf – two (2\*) pages total – 8.5" x 11".
3. Architectural drawing set Lakeshore Lodge Served, Shower, WC & Tub Room Reno. File name: 21508-F02\_ARCH\_IPT.pdf issued **February 16, 2024** – seventeen (17\*) pages total – 36" x 48".
4. Electrical drawing set Lakeshore Lodge Served, Shower, WC & Tub Room Reno. File name: 21508-F02\_ELEC\_IPT.pdf issued **June 05, 2023** – fifteen (15\*) pages total – 11" x 17".
5. Foodservice drawing set Lakeshore Lodge Served, Shower, WC & Tub Room Reno. File name: 21508-F02\_FOOD\_IPT.pdf issued **April 19, 2023** – seven (7\*) pages total – 11" x 17".
6. Mechanical drawing set Lakeshore Lodge Served, Shower, WC & Tub Room Reno. File name: 21508-F02\_MECH\_IPT.pdf issued **June 08, 2023** – twenty-eight (28\*) pages total – 11" x 17".
7. Specifications Lakeshore Lodge Served, Shower, WC & Tub Room Reno. File name: 21508-F02\_PROJECT MANUAL.pdf issued **February 21, 2024** – one twenty-two (122\*) pages total – 8.5" x 11".
8. Foodservice equipment specifications Lakeshore Lodge Served, Shower, WC & Tub Room Reno. File name: 21508-F02\_PROJECT MANUAL\_ 11 40 00 Foodservice Equipment.pdf issued **April 19, 2023** – fifty-four (54\*) pages total – 8.5" x 11".
9. Architectural addendum drawings - Lakeshore Lodge Flooring Replacement. File name: 21508-F06\_ARCH\_ADD-3.pdf issued **February 21, 2024** – two (2\*) pages total – 11" x 17".
10. Architectural addendum drawings - Seven Oaks Served & Potwash Renovation. File name: 21509-F03\_ARCH\_ADD-3.pdf issued **February 21, 2024** – five (5\*) pages total – 11" x 17".
11. Operational Plan Lakeshore Lodge. File name: 21508\_LL-Operational\_Plan.doc issued **February, 2024** – ten (10\*) pages total – 8.5" x 11".
12. Operational Plan Seven Oaks. File name: 21509\_SO-Operational\_Plan.doc issued **January, 2024** – ten (10\*) pages total – 8.5" x 11".
13. List of drawings Part 3 - Drawings and Specifications\_1205MSA. File name: Drawings and Specifications\_1205MSA\_ADD-3.DOCX – five (5\*) pages total – 8.5" x 11"

Should you have any questions regarding this addendum please contact Sunney D'Souza at [Sunney.DSouza@toronto.ca](mailto:Sunney.DSouza@toronto.ca)

Suppliers must acknowledge receipt of all addenda in the space provided on Part 4 – Submission Form as per Part 1 Tender Process, Section 1 RFT Specific Process and Submission Instructions, Item 1.7 – Addenda, of the Tender document. All other aspects of the Tender remain the same.

Yours truly,

Clarman Yang  
Manager  
CSS & CMO  
Purchasing & Materials Management Division