

March 5, 2024

Posted via Ariba

ADDENDUM No. 4
REQUEST FOR TENDER No. Doc4398105586

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:

I. REVISIONS

R1. Refer to 21508.F06_ARCH_IFT – **DELETE** A0.08 AREA OF WORK PLAN A - LEVEL 4 issued for tender 23-11-15 **ADD** A0.08 AREA OF WORK PLAN A - LEVEL 4 issued for Addendum #4 29-02-2024

R2. Refer to 21508.F06_ARCH_IFT – **DELETE** A0.10 AREA OF WORK PLAN C -LEVEL 4 - ALTERNATIVE PRICE #2 issued for tender 23-11-15 **ADD** A0.10 AREA OF WORK PLAN C -LEVEL 4 -ALTERNATIVE PRICE #2 issued for Addendum #4 29-02-2024

R3. Refer to 21508.F06_ARCH_IFT – **DELETE** A1.06 ENLARGED FLOOR PLAN – PROPOSED / DEMOLISHED_LEVEL 4 issued for tender 23-11-15 **ADD** A1.06 ENLARGED FLOOR PLAN – PROPOSED / DEMOLISHED_LEVEL 4 issued for Addendum #4 29-02-2024

R4. Refer to 21508.F06_ARCH_IFT – **DELETE** A1.07 ENLARGED FLOOR PLAN - PROPOSED / DEMOLISHED_LEVEL 4 issued for tender 23-11-15 **ADD** A1.07 ENLARGED FLOOR PLAN -PROPOSED / DEMOLISHED_LEVEL 4 issued for Addendum #4 29-02-2024

R5. Refer to 21508.F06_ARCH_IFT – **DELETE** A1.08 ENLARGED FLOOR PLAN - PROPOSED / DEMOLISHED_LEVEL 4 issued for tender 23-11-15 **ADD** A1.08 ENLARGED FLOOR PLAN -PROPOSED / DEMOLISHED_LEVEL 4 issued for addendum #4 29-02-2024

R6. Refer to 21508.F06_ARCH_IFT – **DELETE** A2.02 DETAILS issued for tender 23-11-15 **ADD** A2.02 DETAILS issued for Addendum #4 29-02-2024

- R7.** Refer to 21508.F06_ARCH_ADD-3 – **DELETE** A2.03 DETAILS issued for Addendum #3 21-02-2024
- R8.** Refer to 21508.F06_ARCH_ADD-3 – **DELETE** A3.01 ROOM FINISH SCHEDULE issued for Addendum #3 21-02-2024 **ADD** A3.01 ROOM FINISH SCHEDULE issued for addendum #4 29-02-2024
- R9.** Refer to 21508.F02_ARCH_IFT – **DELETE** A0.10 AREA OF WORK PLAN - LEVEL 2 issued for Addendum #3 16-02-2024 **ADD** A0.10 AREA OF WORK PLAN - LEVEL 2 issued for Addendum #4 29-02-2024
- R10.** Refer to 21508.F02_ARCH_IFT – **DELETE** A0.11 AREA OF WORK PLAN - LEVEL 3 issued for Addendum #3 16-02-2024 **ADD** A0.11 AREA OF WORK PLAN - LEVEL 3 issued for Addendum #4 29-02-2024
- R11.** Refer to 21508.F02_ARCH_IFT – **DELETE** A0.12 AREA OF WORK PLAN - LEVEL 4 issued for Addendum #3 16-02-2024 **ADD** A0.12 AREA OF WORK PLAN - LEVEL 4 issued for Addendum #4 29-02-2024
- R12.** Refer to 21508_LL-Operational_Plan – **DELETE** 21508.F06_LL-Operational_Plan.doc issued February 2024 for Addendum #3 **ADD** 21508_LL-Operational_Plan.doc issued February 29, 2024
- R13.** Refer to ALTERNATIVE PRICE – **DELETE** #5.4.5. Seven Oaks Handrail Replacement
- R14.** Refer to 21509.F03_ARCH_ADD-3 – **DELETE** A2.51 PROPOSED SERVERY PLANS – LEVEL 4 issued for addendum #3 21-02-2024 **ADD** A2.51 PROPOSED SERVERY PLANS – LEVEL 4 issued for Addendum #4 29-02-2024

II. CLARIFICATIONS

No clarifications included as part of this addendum.

III. ADDITIONS

- A1. ADD** refer to attached Waterproofing Data Sheet issued by Montgomery Sisam Architects Inc.
- A2. ADD** refer to attached Specification Various Homes: Interior Upgrades, Section 08 71 13 AUTOMATIC DOOR EQUIPMENT issued by Montgomery Sisam Architects Inc.
- A3. ADD** refer to attached Specification Various Homes: Interior Upgrades, Section 10 26 00 WALL AND DOOR PROTECTION issued by Montgomery Sisam Architects Inc.

IV. QUESTIONS AND ANSWERS

Q1. Please extend the closing to March 21.

- A1.** Refer to Addendum #3 issued February 23, 2024. The closing date has been extended from March 14, 2024, at 12:00 noon to March 21, 2024 at 12:00 noon.

Q2. Cummer Lodge Flooring:

- 1) Is all work in second floor only?**
- 2) Is forth floorcare identical to second floor?**
- 3) Is required painting of the wall or touch paint where drywall base removed at different floors or no?**
- 4) Where is the area of topping and thickness?**
- 5) Does drywall have asbestos?**
- 6) There are two types of corner guards 90 degree & 135 degree. What is the height of corner guards??**

- A2. 1) Yes, Contractor shall refer to 21504-F05_ARCH_IFT
2) Contractor shall refer to 21504-F05_ARCH_IFT
3) Only touch-up paint required for any paint damage due to demolition or construction at wall locations.
4) Refer to Q4-A4 in Addendum #3 issued February 23, 2024
5) Contractor shall refer to CL - 205 Cummer Avenue - 2023 Annual DSS Report and refer to Q8-A8 in Addendum #4
6) Refer to Q14-A14 in Addendum #3 issued February 23, 2024

Q3. Cummer Lodge Flooring

- 1) Do we need to paint the wall or just touch up the around the base after we cut the drywall and put new drywall base?**
- 2) What is the area of topping and thickness?**
- 3) Is second floor and 4th floor are identical?**
- 4) Is drywall behind base has asbestos?**
- 5) There are two types of corner guards not one. one 90 & one 135 degree. What is the height of corner guards.**

- A3. 1) Only touch-up paint required for any paint damage due to demolition or construction at wall locations
2) Refer to Q4-A4 in Addendum #3 issued February 23, 2024
3) Contractor shall refer to 21504-F05_ARCH_IFT
4) Contractor shall refer to CL - 205 Cummer Avenue - 2023 Annual DSS Report and refer to Q8-A8 in Addendum #4
5) Refer to Q14-A14 in Addendum #3 issued February 23, 2024.

Q4. Lakeshore Lodge Flooring

- 1) Do we have city asbestos contractors, or we can use our sub?**
- 2) What type of existing floor in each location?**
- 3) Room 443,474,462,484 is missing from spec. under which item in the tender form.**
- 4) In room schedule is Corridor G48 equal to Corridor 464?**
- 5) What is typical cove base in room schedule?**

- A4. 1) Refer to A0.08 Area of Work Plan A -Level 4 Keynote #1 in 21508-F06_ARCH_IFT
2) The existing flooring is vinyl composite tile / vinyl sheet / carpet. Refer to photos on A0.11 in 21508-F06_ARCH_IFT
3) Refer to I REVISIONS R8 in Addendum #4
4) Correct, Refer to I REVISIONS R8 in Addendum #4
5) Refer to I REVISIONS R6 and R8 in Addendum #4

Q5. Lakeshore Flooring

- 1) Room Schedule does not match list of rooms and does not match drawings.**
- 2) Electrical Room is missing from spec.**

- 3) There is lobby 401 in the room schedule not in the drawings**
- 4) Where is room 481 in room schedule.**

A5. Refer to I REVISIONS R6 in Addendum #4 and Q20-A20 in Addendum #3 issued February 23, 2024.

Q6. Are there any mechanical drawings relating to the pot wash and server? – on drawing A2.01 of the pot wash, reference is made to mechanical drawings.

A6. Refer to Q6-A6 in Addendum #3 issued February 23, 2024.

Q7. With reference to drawings A9.02 Details of the server at Seven Oaks – please provide specification for the new floor to ceiling waterproofing membrane shown on details 3 & 4.

A7. Refer to III ADDITIONS – A1. in Addendum #4.

Q8. Regarding the DSS reports provided for each of the 3 locations, we note that various asbestos containing materials are “assumed” to be present. Are we to include for asbestos abatement as regards these materials? Or are these “assumed” asbestos containing materials included in the \$50,000 cash allowance for “any unknown asbestos abatement issues”?

A8. Yes, “assumed” asbestos containing materials investigation and abatement to be included in cash allowance.

Q9. Lakeshore Servery

- 1) Who is the roofing maintenance contractor for the building.**
- 2) Is there any fire alarm work for security in any location.**
- 3) Is removal and install nurse call button by nurse call sub or it can be done by electrical contractor.**
- 4) What type of hoarding required.**
- 5) Is cabinet in Dining Room is millwork or by food equipment plus Misc. metal; work.**
- 6) What is the scope of painting in Servery room.**
- 7) Is detail 5/A8.01 by millwork or food equipment.**
- 8) Are we doing any patching for metal roof or metal siding.**
- 9) what is the height of corner guards.**

A9. 1) There is no roofing maintenance contractor for this building, refer to Base Building Contractor Systems Matrix

- 2) Refer to Q5-A5 in Addendum #3 issued February 23, 2024.
- 3) Removal and installation of nurse call equipment to be completed by nurse call sub-contractor
- 4) Type X gypsum on 3”-4” metal stud depending on spans.
- 5) The Cabinet in Dining Room is millwork.
- 6) Painting to be provided on all gypsum walls/ceilings in the Servery.
- 7) Contractor shall refer to Detail 5/A8.01. Box Frame to be provided by Food equipment (Item 1.029), accessories by millwork.
- 8) Yes. Contractor is responsible for the patching work related to the damages in the existing metal roof or siding due to demolition and construction.
- 9) Refer to Q14-A14 in Addendum #3 issued February 23, 2024.

Q10. Seven Oaks Pot & Servery

- 1) What type of glazing GL1**
- 2) What vis the spec. for door operator**

A10.

- 1) Contractor shall refer to Specifications Section 08 11 13 Metal Doors and Frames/2.2 Materials/.11 Vision panels
- 2) Refer to I REVISIONS R14 and III ADDITIONS – A2 in Addendum #4

Q11. Sliding Doors- Seven Oaks

- 1) We are replacing 42 Doors not 41 door as shown on Drawing A0.02. missing Door 303b**
- 2) Is there any hazardous work related to changing sliding Doors regarding Drywall**

A11.

- 1) Refer to A0.02 DOOR SCHEDULE in 21509-F04_ARCH_IFT, Door 303b is included in the schedule.
- 2) Contractor shall refer to SO - 9 Neilson Road_Pre-Reno DSS_July 2019 and SO - 9 Neilson Road - 2023 Annual DSS Report

Q12. Seven Oaks- Sliding Doors

- 1) what type of sliding Door Frame Protection required**

A12. Refer to III ADDITIONS – A3 in Addendum #4

Q13. Where is the drawings for seven oaks Handrail Replacement item # 5.4.5?

A13. Refer to I REVISIONS R13 in Addendum #4. Seven Oaks Handrail Replacement is not included in the scope.

V. ATTACHMENTS

1. Architectural item Waterproofing Data Sheet. File name: Waterproofing Data Sheet.pdf – six (6*) pages total – 8.5" x 11".
2. Architectural addendum drawings - Lakeshore Lodge Flooring Replacement. File name: 21508-F06_ARCH_ADD-4.pdf issued **February 29, 2024** – seven (7*) pages total – 11" x 17".
3. Architectural addendum drawings - Lakeshore Lodge Servery, Shower, WC & Tub Room Reno. File name: 21508-F02_ARCH_ADD-4.pdf issued **February 29, 2024** – three (3*) pages total – 11" x 17"
4. Operational Plan Lakeshore Lodge. File name: 21508_LL-Operational_Plan.doc issued **February 29, 2024** – ten (10*) pages total – 8.5" x 11".
5. Architectural addendum drawings - Seven Oaks Servery & Potwash Renovation. File name: 21509-F03_ARCH_ADD-4.pdf issued **February 29, 2024** – one (1*) page total – 11" x 17".
6. Specifications Various Homes: Interior Upgrades, Section 08 71 13 AUTOMATIC DOOR EQUIPMENT. File name: 21511-F06_Project-Manual_08 71 13_AutoDrOp.pdf issued **February 29, 2024** – three (3*) pages total – 8.5" x 11"

Specifications Various Homes: Interior Upgrades, Section 10 26 00 WALL AND DOOR PROTECTION. File name: 21511-F06_Project-Manual_10 26 00_B-DFPN-Series

Should you have any questions regarding this addendum please contact Sunney D'Souza at 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