

October 31, 2024

Via Ariba internet posting  
(2 Pages)

**ADDENDUM No. 3**  
**REQUEST FOR TENDER ARIBA Doc4790896092**  
**CLOSING DATE (REVISED): 12:00 NOON (LOCAL TIME), November 6, 2024**

**For: Building Renovation of Upper Yonge Village Daycare Centre, Located at 14 St  
Clement Ave, Toronto**

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

**1. QUESTIONS**

**Q1. There is a call for 134 335 watt panels with micro inverters which 'will be supplied by the City of Toronto'. Net metering is designed to offset the amount of hydro consumption that any specific building uses per year in kilowatt hours, too much solar will produce too many credits that cannot be used and or be clipped and lost. 134 335 watt panels equals 44kWatts DC of power or approximately 48,000 kwhs per year which is a lot of power and would require a special CIA (Community Impact Assessment) application with Toronto Hydro for an inverter larger than 10kWatts AC which is the maximum allowed without a CIA. Does the City desire a net metered solar system to produce that much power? What is the current and or predicted power consumption of the building? We have done a preliminary design with 20kWatts of solar panels and a 10kWatt inverter which will produce 20,000 kwhs as an example of the largest system allowed without a CIA. The building could use less. It is best to install panels on the SE S SW and West slopes. Northern facing slopes with this roof pitch will see about 30-40% less production efficiency.**

**A1. This is a design and build for the solar system. The Contractor is responsible for the applications including CIA to the authority and utilities. The solar panels shown on the drawings are the indication of maximum solar panels which can be installed on the roof..**

**Q2. 335 watt panels are outdated in wattage as we are using panels 425watts and larger which means more power from fewer panels. Are the 335 watt panels already purchased including the micro inverters? Guelph Solar uses solar panels with optimizers for maximum efficiency and one main inverter.**

**A2. The solar panels are provided by the City, not by the Contractor. The Contractor is responsible for installing the solar panels supplied by the City.**

**Q3. Assembly R2a described on dwg A0.1 notes 1 layer 16mm Type X gyp., followed by continuous spray foam insulation, followed by another layer Type X gyp. What**

**is this second layer to be mounted to, assuming the first is mounted to the existing framing.**

A3. The first layer of 16mm Type X gypsum mounted to existing wood framing provides the 45min FRR. The second layer of 16mm Type X gypsum over the spray foam insulation can be omitted from Assembly R2a and R2b since there is a finished ceiling throughout.

**Q4. Is there a list of approved solar/PV installers?**

A4. No, there is not.

**Q5. Kindly advise on the acceptable manufacturer/s for the Fire Alarm System. Nothing seem to be specified on both the spec and drawing E-14.**

A5. Mircom, Edwards, Simplex and Notifier are the acceptable fire alarm manufacturers.

**Q6. Please clarify the exact thickness for the R1 polyiso insulation (In Drawings R1 Asks for 279mm –). 11” seems excessive as typically we roof in 2-layers of ISO. Anything above 3.5” Starts to have a long curing time for the actual boards themselves which in turn means that the larger sizes to achieve the 11” would have a long curing time. Would it be possible have a system where we would do a max thickness of 7” to achieve 2-layers of 3.5” OR are we to price in 3 layers of ISO for I.E 4”+4”+3” for the 11”?**

A6. R1 insulation thickness is to be 279 mm, or 11”, as required to meet Passive House targets. Insulation can be installed in three (3) layers

**Q7. Note 1 of E-10 mentions that the solar panels will be mounted to the roof structure by solar panel installer/contractor engaged by the electrical contractor. Solar Panel Supply is by City of Toronto. Does the City of Toronto have a pre-approved solar panel contractor/installer? Would it be possible to provide the name of the pre-approved solar panel contractor for this project and/or a list of approved solar panel installers/contractors for the City of Toronto?**

A7. The City does not have a list of pre-approved solar/PV installers.

Please continue to monitor this procurement as further extensions or possible cancellation may occur. Please see [www.toronto.ca/covid19](http://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](mailto: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,

Theodoros Maicantis, Supervisor  
Purchasing & Materials Management Division