



Engineers

ADDENDUM NO. 01

PROJECT: 67 ADELAIDE STREET EAST, TORONTO, ONTARIO
INTERIOR FINISHES DEMOLITION

PROJECT NO.: RJC # TOR.121838.0012

ISSUED DATE: FEBRUARY 04, 2025

ISSUED BY: PAUL FRITZE, P.ENG

1.0 REFERENCE TO SECTION 01 21 00 – ALLOWANCES

- .1 Delete Specification Section 01 21 00 – Allowances, Issued for Tender and replace with Specification Section 01 21 00 – Allowances, Issued for Addendum No. 1.

2.0 REFERENCE TO ADDENDA E-01 PREPARED BY H.H.Angus Limited

- .1 Revise Demolition Note No. 2 on the following drawings:

E9.1, E9.2, E9.3, E9.4, and E9.5.

This Addendum shall be read in conjunction with and becomes part and parcel of the tender documents, and shall supersede drawings and/or specifications where applicable.

END OF ADDENDUM NO. 1

ADDENDA ELECTRICAL E-01

The information listed below is to form part of the Contract Documents. All associated costs are to be included in Tender Price shown on Tender Form. Acknowledgment of this Addendum, by number, to be shown in space provided on Tender Form.

1 DRAWINGS

1.1 Drawing E9.1 – Ground Floor – Demolition (Not Issued)

- .1 Refer to Demolition Notes. Revise Note No. 2 as follows: “Disconnect and remove all electrical equipment on this level except as follows:
 - (a) Provide temporary facilities as outlined in Specification Section 01 52 00.
 - (b) Existing Fire Alarm System: existing Fire Alarm Control Panel shall remain and existing Detectors, Pull Stations and Speakers shall be relocated to new positions as shown on Electrical drawings. Provide testing and verification of system as required by CSA S536 and S537.
 - (c) Provide new Emergency Lighting Battery Banks and Exit Lights at locations as indicated on the drawings. Exit Lights shall be complete with integral battery back-up. Battery to be minimum 30 minutes.
 - (d) Temporary electrical facilities (including electrical distribution) shall remain for next phase (renovation) of this project.
- .2 Refer to Drawing Note No. 1. Revise note as follows: “Existing Electrical Distribution is located in Boiler Room. Disconnect and remove existing service and provide new Temporary Service as shown. Coordinate all work with Toronto Hydro. Meter shall include CTs in Metering Enclosure. One Panel shall be located in Boiler Room and other Panel shall be located in Elevator Lobby on the Third Floor.

1.2 Drawing E9.2 – Second Floor - Demolition (Not Issued)

- .1 Refer to Demolition Notes. Revise Note No. 2 as follows: “Disconnect and remove all electrical equipment on this level except as follows:
 - (a) Provide temporary facilities as outlined in Specification Section 01 52 00.
 - (b) Existing Fire Alarm System: existing Fire Alarm Control Panel shall remain and existing Detectors, Pull Stations and Speakers shall be relocated to new positions as shown on Electrical drawings. Provide testing and verification of system as required by CSA S536 and S537.
 - (c) Provide new Emergency Lighting Battery Banks and Exit Lights at locations as indicated on the drawings. Exit Lights shall be complete with integral battery back-up. Battery to be minimum 30 minutes.
 - (d) Temporary electrical facilities (including electrical distribution) shall remain for next phase (renovation) of this project.

1.3 Drawing E9.3 – Third Floor - Demolition (Not Issued)

- .1 Refer to Demolition Notes. Revise Note No. 2 as follows: “Disconnect and remove all electrical equipment on this level except as follows:
 - (a) Provide temporary facilities as outlined in Specification Section 01 52 00.
 - (b) Existing Fire Alarm System: existing Fire Alarm Control Panel shall remain and existing Detectors, Pull Stations and Speakers shall be relocated to new positions as shown on

Electrical drawings. Provide testing and verification of system as required by CSA S536 and S537.

- (c) Provide new Emergency Lighting Battery Banks and Exit Lights at locations as indicated on the drawings. Exit Lights shall be complete with integral battery back-up. Battery to be minimum 30 minutes.
- (d) Temporary electrical facilities (including electrical distribution) shall remain for next phase (renovation) of this project.

1.4 Drawing E9.4 – Lower Roof - Demolition (Not Issued)

- .1 Refer to Demolition Notes. Revise Note No. 2 as follows: “Disconnect and remove all electrical equipment on this level except as follows:
 - (a) Provide temporary facilities as outlined in Specification Section 01 52 00.
 - (b) Existing Fire Alarm System: existing Fire Alarm Control Panel shall remain and existing Detectors, Pull Stations and Speakers shall be relocated to new positions as shown on Electrical drawings. Provide testing and verification of system as required by CSA S536 and S537.
 - (c) Provide new Emergency Lighting Battery Banks and Exit Lights at locations as indicated on the drawings. Exit Lights shall be complete with integral battery back-up. Battery to be minimum 30 minutes.
 - (d) Temporary electrical facilities (including electrical distribution) shall remain for next phase (renovation) of this project..

1.5 Drawing E9.5 – Upper Roof – Demolition - Electrical (Not Issued)

- .1 Refer to Demolition Notes. Revise Note No. 2 as follows: “Disconnect and remove all electrical equipment on this level except as follows:
 - (a) Provide temporary facilities as outlined in Specification Section 01 52 00.
 - (b) Existing Fire Alarm System: existing Fire Alarm Control Panel shall remain and existing Detectors, Pull Stations and Speakers shall be relocated to new positions as shown on Electrical drawings. Provide testing and verification of system as required by CSA S536 and S537.
 - (c) Provide new Emergency Lighting Battery Banks and Exit Lights at locations as indicated on the drawings. Exit Lights shall be complete with integral battery back-up. Battery to be minimum 30 minutes.
 - (d) Temporary electrical facilities (including electrical distribution) shall remain for next phase (renovation) of this project.

END OF ADDENDUM

END OF SECTION

1.0 GENERAL

1.1 Section Includes

- .1 Cash Allowances
- .2 Contingency Allowances
- .3 Determination of Actual Costs
- .4 Adjustment of Contract Price

1.2 Allowances

- .1 Allowances include for the following:
 - .1 Supply Products
 - .2 Supply and Install Products
 - .3 Inspection and Testing
- .2 Unless otherwise specified, amounts for each allowance include:
 - .1 Actual product cost
 - .2 Applicable taxes and tariffs
 - .3 Freight, handling, unloading, and storage
 - .4 Contractor services
 - .5 Construction machinery and equipment
 - .6 Authorized expenditures
- .3 Value Added Taxes do not form a part of the allowances.
- .4 Contractor's overhead and profit to be included as follows:
 - .1 Overhead and profit for each cash allowance will be included in Contract Price.
 - .2 Overhead and profit for contingency allowance, as noted in the City of Toronto Construction Agreement Contract.

- .5 Contractor will provide the Owner with at least three (3) competitive prices for work of each allowance. The Owner shall determine actual costs as specified in Paragraph 8.
- .6 Additional expenditures not identified as part of the allowances will be submitted for review by the Owner and where deemed applicable authorized in writing by the Owner.
- .7 Notification in writing by the Owner is required prior to the Contractor executing work outlined under each allowance.
- .8 The Owner will provide the Contractor with applicable documentation, equipment, and products within the time specified or, where such time is not specified, in sufficient time to permit the construction schedule to be maintained.

1.3 Cash Allowance – Geotechnical Sampling

- .1 Include in Stipulated Sum, a cash allowance of **\$10,000** for the sampling and testing of soils as necessary to facilitate footing enlargement.
- .2 Cash allowance is to include for Contractor services, construction machinery and equipment, and other authorized expenses required for sampling and testing of soils.

1.4 Cash Allowance – Materials Testing

- .1 Include in Stipulated Sum, a cash allowance of **\$55,000** for testing of materials as noted under the allowance.
- .2 Cash allowance is to include for Contractor services, construction machinery and equipment, and other authorized expenses required to test materials noted under the allowance.

1.5 Cash Allowance – Hazardous Material Abatement

- .1 Include in Stipulated Sum, a cash allowance of **\$50,000** for abatement of hazardous materials as noted under the allowance.
- .2 Cash allowance is to include for Contractor services, construction machinery and equipment, and other authorized expenses required for hazardous material abatement noted under the allowance.

1.6 Cash Allowance – Furniture Relocation or Disposal

- .1 Include in Stipulated Sum, a cash allowance of **\$50,000** for the coordination of the relocation or disposal of the existing furniture as noted under the allowance.
- .2 Cash allowance is to include for Contractor services, construction machinery and equipment, and other authorized expenses required to move or dispose of furniture noted under the allowance.

1.7 Cash Allowance – Concealed Ceiling Space Mechanical, Electrical, and Plumbing Systems Demolition

- .1 Include in Stipulated Sum, a cash allowance of **\$250,000** for the removal, disposal, and/or capping of all mechanical, electrical, and plumbing systems concealed within the ceiling spaces as noted under the allowance.
- .2 All mechanical, electrical, and plumbing systems visible during the tender walkthrough shall be demolished under the base bid price.
- .3 Cash allowance is to include for Contractor services, construction machinery and equipment, and other authorized expenses required to remove, dispose, and/or cap all mechanical, electrical, and plumbing systems concealed within the ceiling spaces noted under the allowance.

1.8 Determination of Actual Costs

- .1 Invoices, bills of sale, and notes payable for actual cost of items and services covered in an allowance amount shall be submitted by the Contractor for verification by the Owner.
- .2 Trade discounts and refunds shall be credited to Owner.
- .3 Where applicable, the valuation for a change shall be in accordance with City of Toronto Construction Agreement Contract.

1.9 Adjustment of Contract Price

- .1 When actual costs are determined for each allowance, the Contract Price will be valued accordingly by a Change Order.

END OF SECTION