

March 13, 2025

Posted via Ariba
(3 pages + 3 attachments)

ADDENDUM No. 1

REQUEST FOR TENDER No. Doc4880914220 Work Assignment No.: SSLTC16731-05-24

SUBMISSION DEADLINE: 12:00 NOON (LOCAL TIME), APRIL 10, 2025

FOR: Cummer Lodge Building Automation Systems Upgrades and Roof Repairs

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

I. 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 Supervisor, Facility & Mechanical Services 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 Contractor's 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 and construction – 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.

II. ADDITIONS

A1. ADD refer to attached Architectural drawing - 21504.F04_ARCH_ISSUED FOR ADDENDUM NO 1_Roof Guard.pdf, issued by Montgomery Sisam Architects Inc. dated March 11, 2025.

A2. ADD refer to attached Product Data Sheet - Roof Guard_ProductDataSheet.pdf, issued by Tremco Roofing & Building Maintenance. dated March 11, 2025.

A3. ADD refer to attached archive Electrical/Fire Alarm as-built drawing – 17504.F01_CL-FA_NCS Replacement 2018_As-built.pdf, issued by Crossey Engineering LTD / Robertson Bright Inc. dated August 20, 2019.

III. QUESTIONS AND ANSWERS

Q1. New rooftop guardrail system (5.2.2.3 price form), please clarify, where are on architectural drawings?

A1. Please refer to **ADDITIONS - A1.ADD** and **A2.ADD**

Q2. Please provide an existing electrical drawings for the electrical/fire alarm scope of work.

A2. No electrical/fire alarm scope is included in the base contract. Regarding the existing electrical drawings, please refer to **ADDITIONS – A3.ADD**

Q3. Is network scope of work by BAS contractor or other trades?

A3. Networking of the BAS controllers is the responsibility of the BAS contractor. All new controllers shall be integrated with the existing controllers and shall be networked back

to the location of the BAS computer located in the Supervisor, Facility & Mechanical Services' office on the Ground Floor.

Q4. Can you please clarify what JCT controllers are?

A4. Please see below snippet from 21504.F03_Project Manual Vol 02.pdf / Mechanical specifications / section 22 05 01. JCT stands for Johnson Controls Tridium.

1.2.7 Controls

- .1 The existing BAS system is a Johnson Controls Tridium, Facility Explorer FX80 c/w Niagara FX14(N4) supplied and installed by Yorkland Controls. All Field controllers are Johnson Controls Facility Explorer with Native BACnet and are BTL approved. Controllers with BACnet gateways are not approved. Any new controllers for additional systems must be compatible with and fully integrated into the existing BAS system.
- .2 The Control Contractor for this project shall be qualified in the above system and shall only use products and a system architecture that is compatible with the Johnson Controls Tridium system.
- .3 The contractor for this project shall engage the services of the base building maintenance BAS contractor (Ainsworth) for assistance in this project.
- .4 All bidding contractors shall submit a letter of undertaking with their bid submission confirming their capability to meet the above requirement.

IV. ATTACHMENTS

1. 21504.F04_ARCH_ISSUED FOR ADDENDUM NO 1_Roof Guard.pdf
2. Roof Guard_ProductDataSheet.pdf
3. 17504.F01_CL-FA_NCS Replacement 2018_As-built.pdf

Should you have any questions regarding this addendum, send via the event message board or contact Alexandra Mutinelli-Djukic at Alexandra.Mutinelli-Djukic@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,

Aimee Yang, Supervisor
Community and Social Services and City Manager's Office
Purchasing Client Services
Purchasing & Materials Management Division