

April 2, 2025

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(3 pages + 1 attachment)

**ADDENDUM No. 3  
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. REVISIONS**

**R1.** Refer to 21504.F04\_ARCH\_IFT / A0.01 / GENERAL NOTES – **ADD** the following note:

Contractor shall apply AlphaGuard PUMA Primer 107 (refer to attached Product Datasheet) to all roofing replacement areas with coverage rate: 16 mils 0.40mm (1 gal/100 sq. ft.) wet – prior to primer application, Contractor shall follow the manufacturer recommendation below for concrete deck preparation:

- A. Concrete Deck Preparation, General: Repair, clean, and prepare concrete to sound condition free of grease, oils, coatings, dust, curing compounds and other contaminants.
  - 1. Maintain roof drains in functioning condition to ensure roof drainage at end of each workday. Prevent debris from entering or blocking roof drains and conductors. Use roof-drain plugs specifically designed for this purpose. Remove roof-drain plugs at end of each workday, when no work is taking place, or when rain is forecast.
- B. Concrete Repair: Remove defective concrete and repair honeycombs, cavities, joint cracks, voids and other defects by routing to sound material and patching. Patch all unsound or defective concrete with repair mortar recommended for application and approved by Architect.
- C. Detergent Cleaning: Remove oil, grease smear and asphalt residue with trisodium phosphate. For oil contaminated surfaces, use steam cleaning in conjunction with a strong emulsifying detergent. Rinse thoroughly with potable water.
- D. Mechanical Abrasion: Smooth precast and formed concrete surfaces must be cleaned, roughened and made absorptive by mechanical abrasion. Remove surface laitance and abrade surface to CSP 3 in accordance with ICRI Guideline 310.
- E. Testing: Following surface preparation, perform testing to verify concrete substrate is adequate prepared to receive fluid-applied roofing in accordance with manufacturer's written instructions.
  - 1. Moisture Test: Verify that concrete substrate is visibly dry and free of moisture with a moisture meter or when tested by plastic sheet method per ASTM D 4263.

## **II. ADDITIONS**

**A1.** **ADD** refer to attached Product Datasheet – AlphaGuard-PUMA-Primer-107\_DS.pdf, issued by Tremco Roofing & Building Maintenance. dated April 01, 2025.

## **III. QUESTIONS AND ANSWERS**

**Q1.** **The mechanical spec section 23 07 13 specify 3M venture Clad PVC Jacketing 1577 CW as an approved weatherproof jacket. The existing duct work is completed in a metal jacket. Please confirm 3M venture clad 1577CW will be applicable for this project. The 3M venture clad 1577CW will have a better lifetime warranty compared to the existing metal jacketing that was installed.**

**A1.** Please provide the Venture Clad PVC Jacketing 1577CW as stated in specification section 23 07 13

**Q2.** **As per the current roofing details, with the existing RTUs, are we to tie the flashing into the existing without adjusting the unit or replace all?**

**A2.** It will depend on the conditions of the existing membrane flashings – if the existing are in poor conditions they should be fully removed & replaced; if the existing are in good conditions, tying the new flashing into the existing will be acceptable. Based on the existing membrane type and age of the roof, most of the flashings will need to be fully removed & replaced – 80/20 (fully removed & replaced / tie-in) is anticipated.

**Q3.** **Is the facility expecting any units on the roof or equipment to be put offline, if so, please provide the facilities plan or expectations.**

**A3.** It is expected that the shut down time of the rooftop AHUs can be kept to a minimum. As stated in DWG M-1.0, general note 9, contractor shall provide a phasing plan and a work plan to identify shut down duration of the AHUs. The phasing plan will be discussed with the Supervisor, Facility & Mechanical Services and the Home to establish a schedule.

**Q4.** **What is the proposed methodology to replace the roofing materials in the confined spaces underneath the glycol lines.**

**A4.** As per site conditions, once the river-stone ballast and extruded polystyrene are removed from the roof, there should be over 2 feet of clearance under the glycol lines, which will provide ample clearance for roofing replacement.

**Q5.** **At the walkthrough it was mentioned that the rooms would be vacated during the day too allow our construction works, as the drywall joint compound is presumed to be asbestos containing, the space will need to be vacated for more then a day to ensure the occupants safety, please confirm what the facilities expectation with this is.**

**A5.** The Contractor to retain a third-party environmental contractor to provide project specific DSS report for asbestos investigation prior to the construction. Refer to Q1-A1 in Addendum No.2. If there is an indeed need for asbestos abatement in certain rooms, we will request the Contractor to provide a work plan for Consultants and Owner's approval prior to conducting any work in those rooms.

**Q6. To mitigate facility impact can the installation of access doors in lieu of any drywall, taping and repainting be considered?**

A6. The Contractor shall provide access doors as per site conditions and requirements. Prior to installing and ordering of material, the Contractor shall provide shop drawing submittal for Consultants and Owner's review and validation.

**Q7. The overview drawings currently just show the thermostats, the control valves are shown in the pictures but not on the drawing, are we able to have 1 plan view of the locations of both.**

A7. Please refer to DWG M-5.1.27 that provides the schematic drawing for several arrangements of the typical radiator/convector piping information. Please advise if this information addresses the question.

**Q8. Are we to run the cabling between the valve and thermostat free air or with conduit.**

A8. Please refer to specification section 23 09 23 item 25.0 and item 26.0 for Wiring information. Also refer to specification section 25 05 01 item 1.15.5. Drops in wall are specified to be installed in Conduit.

#### **IV. ATTACHMENTS**

1. AlphaGuard-PUMA-Primer-107\_DS.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