

**2425-296**  
**Request for Proposals – GC for Seniors Emergency Medicine Centre (SEM)**  
**Project at TWH**

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**Addendum #5**

**DATE:** Thursday, November 7, 2024

**BIDDINGO BID REFERENCE:** 2425-296 – Request for Proposals – GC for  
Seniors Emergency Medicine Centre (SEM)  
Project at TWH

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**Modification 1: Extension to Deadlines**

The Question Deadline has been extended to:

**Tuesday, November 12, 2024 at 2:00pm**

The Addenda Deadline has been extended to:

**Tuesday, November 19, 2024**

The Closing Deadline has been extended to:

**Tuesday, November 26, 2024 at 2:00pm**

**Modification 2: Updated Architectural Specifications**

As part of this addendum, updated Architectural specifications from Cumulus Architects has been provided.

**Clarification 1: Mandatory Site Visit Attendees**

The list of companies that attended the Mandatory Site Visit on November 2, 2024 are as follows:

- Acecon
- Ampcon
- Ampere
- Amps Electric
- BDA Inc.
- Battagua Mechanical

- Birnie Electric
- Black and Mac
- Both-well
- CLC Infrastructure
- Control Dev
- Controlled Demolition
- Danik Electric
- Diligent
- Dineen
- Elite Construction
- English and Mould
- Guild Electric
- Inflector
- Kapp Infrastructure
- MJ Dixon
- Mavcor Inc.
- Maystar General
- Metx Inc.
- Mitchell Demo
- Modern Niagara
- Norcon
- Nutemp
- PCL
- Parson Electric
- Priestly Demolition
- Sprint Mechanical
- Steam Specialty
- Sure General
- Tyco/JCI

**Q&A:**

The following questions pertaining to this RFP have been received by the Bidder(s) and the following answers are being provided to all Bidder(s).

1. There is a discrepancy regarding natural Stone Planters Hight and there is not any elevation drawings showing the bottom and top Elevation. Could you please provide the elevation drawing regarding planter Areas at court yard?

**Response: The grading plan indicates TC/BC in various areas. See L1.03 and Detail 05/L3.00.**

2. Is HTS the only rep for Oxygen 8? Will any equal suppliers be added to Section 23 75 01? Otherwise the major mechanical equipment is sole sourced?

**Response: Refer to Modification 2. Addendum M-02 issued with ERV unit spec. and other equals are accepted.**

3. Drawing M-300A references drawings from Swiss Log for more information and scope. Please also confirm if owner has carried this scope, if not, please provide these drawings, specs, and contact from Swiss Log.

**Response: This is General Contractor scope. Contact Michael Fedoruk:  
Swisslog Healthcare  
Mobile: 416-618-6855  
Michael.fedoruk@swisslog-healthcare.com**

4. Please confirm if owner has had all permits applied and paid for.

**Response: Yes, confirmed.**

5. Please specify granular fills types in structural sections.

**Response: Refer to specification section 31 23 00.**

6. As per new Ontario Regulation, the soil on site is owner's property and it's owner's responsibility to prepare for the "Soil Management Plan" to direct contractor where to dump and how to dump, please provide "Soil Management Plan" for pricing purpose.

**Response: For this project the Owner is directing the GC to be responsible for retaining a Qualified Person to develop and implement an excess soil management plan in accordance with O.Reg. 406.19. Submit to Owner for review and acceptance prior to proceeding with the work. Refer also to updated specification section 31 23 00, dated 2024.11.06.**

7. RFP No. 2425-296 General Contractor For Seniors Emergency Medicine Centre (SEM) Project At Toronto Western Hospital, on page 12, topic B.1 Expertise and Qualifications of the RFP Schedules document, the definition of project reference is provided. Would UHN consider a project reference that will achieve substantial completion by the end of this year?

**Response: General Contracts to submit best achievable schedule.**

8. Provide fixture type "E3" specs.

**Response: Same spec with fixture E1. Refer to updated spec.**

9. Ref. to drawings no. E-003, separate price plan, confirm four separate prices are required.

**Response: Six (6) separate prices are required, also refer to A004 for the exact price plan.**

10. Provide specification of the power pole required as mentioned in E-202 - Key note 5.

**Response: Refer to specifications section 26 05 00 / 2.11 Service Pole.**

11. Provide panel RP-1-1C schedule.

**Response: Refer to the updated specifications for RP-1-1C panel schedule.**

12. Ref. to drawings E-501, details\_1, Specify on the Single line diagram the fire rated cable.

**Response: Refer to specification section 26 05 19.**

13. Ref. to drawings E-501, details\_1, LP-1-1EA is shown as a new panel, while is shown as existing panel, see drawings E-401.

**Response: LP-1-1EA is new panel. Refer to updated specifications.**

14. Provide the existing system manufacturers for Intercom system, Nurse call system, master clock system, patient transfer QR code access and access control.

**Response: Intercom, patient transfer QR code & nurse call system are standalone systems. Refer to drawing E001 & electrical specification for the equipment spec and model. Intercom shall be able to communicate with existing security system for panic alarm.**

**Existing Security System: JCI**

**Master Clock System: Primex**

**CCTV System: Axis**

**Fire alarm System: Notifier**

15. Provide base building contractors for security and CCTV systems, intercom system, nurse call system, master clock system, patient transfer QR code access if applicable.

**Response: No integration to existing system is required for intercom, patient transfer QR code & nurse call system. Refer to drawing E001 & electrical specification for the equipment spec and model. Intercom**

**shall be able to communicate with existing security system for panic alarm.**

**Security System: Securitas Technology**

**Master Clock System: No applicable (Manufacturer: Primex)**

**CCTV System: Securitas Technology**

**Fire alarm System: Vipond**

**Contractor shall approach the existing service providers to understand and include the cost of the required modification of existing system to achieve the design intent.**

16. Ref. to drawings no. E-204, specify the size of the cable tray connects between the comms rooms to main comm room to accommodate the fiber optic cable.

**Response: Refer to drawing E-501 detail 3, contractor shall determine the cable tray size including all cables count plus 40% growth in future.**

17. Ref. to drawings no. E-205, provide the panel DPC-1 schedule.

**Response: Refer to updated specifications.**

18. Ref. to drawings no. E-205, provide the manufacturer of the existing panel RP-10-1A of the existing panel RP-10-1A.

**Response: Cutler-Hammer, POW-R-Line, model PRL1a.**

19. Ref. to drawings no. E-205, provide the size, location, and specs of the transformer required as per key notes no. 7.

**Response: 45kVA, 600V-120/208V transformer. Refer to updated specifications for the location of transformer.**

20. Ref. To drawings no. E-401, details\_1, Headboard details, provide the location of the Headboard, how many of them.

**Response: The headroom detail on electrical drawing E404 indicates the typical elevation. As per architectural drawings, one headboard for each exam room is considered. Refer to architectural drawings and electrical drawing E-203 for the layout.**

21. The project required significant excavation works for relation of existing load bank, new exist tunnel and pile drilling works, hospital please provide existing underground utility layout plans for this contractor's pricing purpose

**Response: Attached as part of this addendum are public and private locate plans.**

22. The project calls for significant amount of crawl space excavation, tunneling excavation, drilling piles and shoring for excavation supports, would hospital consider the requirements of existing structure vibration and movement monitoring, if so, please engage with related consultant to prepare the monitoring plans and mark on the plan for the points which need to be monitored for this contractor's pricing purpose.

**Response: Monitoring existing buildings for vibrations or movement due to excavation and foundation Work is not required.**

23. To hoist the existing ground Chiller onto the high roof, the crane need to park on the south entrance areas which are currently occupied by PCL, hospital please confirm if PCL will vacate the site to let this contractor to perform the hoisting work and this project will not be an extra work for the existing PCL's contract.

**Response: PCL will vacate the south parking area at commencement of SEM Centre project.**

24. Is base bid scope is Level 1 SEM Centre (breakdown 4.2.1), craws space (breakdown 4.2.4) and 1EW SAI O Space Office (4.2.6) only? Please confirm.

**Response: Base Bid to include for all breakout prices noted in Bid Form.**

25. Level 1 Corridor scope, per drawing M-113, M-114, M-115 scope not part of the scope to be priced?

**Response: Entire SEM Corridor to be priced and included in Bid Price. General Contractor simply to identify cost of Patient Transfer Corridor portion as noted by boundaries in Architectural drawing. This is for UHN cost allocation purposes only**

26. How about the Basement, Level 1, Level 8 & Level 10 separate prices? Please clarify.

**Response: General Contractor to indicate cost of Crawl Space scope on breakout line of Bid Form and to be included in Base Bid price. Chiller relocation on 8 and new AHU on 10 to be included within Base Bid price.**

27. There are Chiller relocation, hydronics, and air handling but I am not sure if this part of the tender. Please clarify.

**Response: The Chiller relocation is part of the project. Refer to drawings M-100A**

28. Confirm validity of existing modular chillers are open to successful bidder without compromising warranty to previous supplier & installing contractor.

**Response: UHN to provide guidance on existing chiller, if any warranties in place.**

29. Confirm if modular chiller's certification is required before and after relocation.

**Response: The Chiller shall be start-up and tested after the relocation.**

30. Confirm if temporary cooling to MRI is required during chiller's relocation process.

**Response: The ARCTIC Chiller is a backup system to the main chilled water system, the relocation to be fully coordinated with UHN.**

31. Confirm electric tracing is not required to new chilled glycol water piping.

**Response: Not Required.**

32. Confirm designated spot for craning/hoisting modular chillers.

**Response: General Contractor is responsible for determining best practice and best location for craning activities.**

33. Confirm allowable shutdown period of MRI in relation to chiller relocation.

**Response: January through April 2025. Chiller relocation must form high initial scope priority of SEM project.**

34. Please clarify whether crawl space with a slab-to-slab height of 1800 mm, is considered as a confined space.

**Response: In terms of Ontario Health & Safety Act, the space is classified as "restricted" rather than "confined". In terms of OBC, the crawl space is considered an unoccupied space.**

35. Confirm new sanitary & storm piping gradient/slope is achievable within crawl space area.

**Response: Based on as built drawings SAN & STM plugs inverts slope can be achieved however report back for any conflict during excavation or scanning. Refer to section drawing M-1001.**

36. Confirm existing buried sanitary & storm piping material.

**Response: Based on wall cleanouts, and some pipe connections we believe these are cast iron pipes.**

37. Confirm suitable materials from buried to above ground for sanitary & storm piping.

**Response: All material to match existing, and as per the spec. section 22 13 16.**

38. Why are there faint sinks shown next to all the HHS-1 sinks in the rooms on drawing M-112.

**Response: All the tags are shown in the drawings with dark sinks, Refer to all tags in the drawing M-112 and associated spec. Refer to pdf if any issues with printing.**

39. Are there anchors in the roof? Are they yearly inspected?

**Response: Yes roof anchors and yes yearly inspections completed.**

40. Is thermal insulation is required for the washroom exhaust and isolation exhaust along the side of the building.

**Response: All outdoor ducts to be insulated as per spec.**

41. Fan coil unit schedule basis of design lists IEC, but not listed in specifications.

**Response: Basis of design per schedule are accepted.**

42. Air curtain basis of design lists Schwank, but not listed in specifications.

**Response: Schedule updated and Schwank is accepted, the length of the heaters to be reviewed by the contractor.**

43. Confirm Pneumatic Tube System scope will be carried by mechanical trade or GC.

**Response: Should be carried by mechanical and coordinate with GC but can be either way no issue.**

44. Geo-report exterior page 4 indicates "Free water was recorded in the open boreholes 24BH-101 to 24BH-104, at depths of 4.88m, 5.79m, 1.47m and 4.57m from grade ...", the BH-103 with high ground water table 1.47m is

located at the proposed new exit tunnel area, UHN / consultant please provide Hydrogeology Report and/or Ground Water Pumping Test Report for this Bidder's Dewatering Pricing purpose

**Response: Refer to Section 5.5 on page 7 of the Geotechnical report. Free water in the excavation is anticipated to be minor and can be handled with filtered sumps and pumps. Well point dewatering is not anticipated.**

45. Structural engineer please provide structural slab infill plans and demolition plan, drawing A101 calls for "cut temporary openings" for crawl space excavation but no slab infill detail and A101 also calls for " existing columns to be removed where interference with new structure" but no information about existing column size and quantity.

**Response: Refer to East Wing Ground Floor Framing - Part Plan on drawing S112. Refer to typical detail R-001 for cutting opening and C-025 for infilling opening, on drawing S002. For existing columns and footings that may interfere with new Works refer to drawing S101, rev. 6, issued for Structural Addendum 2, 2024.11.01.**

46. Please allow these bidders including mechanical and electrical trades to get min 48 hours after the first total lump sum price submission to do the second separate prices (or identified prices) submission due to the difficulties during the contractor's tender closing time.

**Response: This will not be granted at this time.**

47. Provide "SWBD-NEA" located on the basement main electrical room, manufacturer name and model.

**Response: Eaton, Type PRL3000**

48. Provide existing security integrator and existing head end manufacturer.

**Response: JCI is the manufacturer, Securitas Technology is the base building contractor.**

49. Confirm base building contractors for security, master clock system, intercom, paging system, nurse call system.

**Response: No integration to existing system is required for intercom, patient transfer QR code & nurse call system. Please refer to drawing E001 & electrical specification for the equipment spec and model. Intercom shall be able to communicate with existing security system for panic alarm.**

**Security System: Securitas Technology**

**Master Clock System: No applicable (Manufacturer: Primex)**

**CCTV System: Securitas Technology**

**Fire alarm System: Vipond**

**Contractor shall approach the existing service providers to understand and include the cost of the required modification of existing system to achieve the design intent.**

50. Could you provide the planned start dates for the construction works, including the piling and shoring phases, as well as their expected completion dates.

**Response: Construction is expected to commence in January 2025. General Contractor to provide realistic schedule to complete all milestone scopes.**

51. Please clarify and/or provide the dimensions (e.g. length, width, depth of excavation, etc.) of the excavation where shoring is indicated in the structural drawing S101. Also, what will be the elevation of the working platform for the works (piling, etc.)?

**Response: Dimensions of excavation and elevation of working platform is to be determined by the Contractor.**

52. Can you also please confirm that we can mobilize our drilling rig (operating weight approx. 60-70T) to the site to do the shoring works?

**Response: Contractor to review geotechnical reports to assess capacity of subgrade materials for supporting proposed construction equipment. All costs associated with design and construction of an engineered temporary compacted gradual pad are to be included by the Contractor in their bid price.**

53. UHN / Consultant please provide a general phasing plan to show where / when to start first, to be completed step by step with milestone dates or this Bidder just to brainstorm a plan for own use.

**Response: General Contractor is responsible for all phasing of work. Both sites are open and ready for construction.**

54. Please confirm if mechanical trades have to use specified chemical treatment company in this project or they can use some other qualified companies?

**Response: Any Qualified vendor can be used.**

55. Please provide spec for non-plumbed bathtub BT-1 in case it's supposed to be supplied by Mechanical contractor.

**Response: All plumbing fixtures are by mechanical trades as per the tags, schedule and spec. Refer to drawings and spec.**

56. Is the General Contractor responsible for maintaining egress of the 3 stair/exits into the Courtyard from the Hospital for the duration of construction?

**Response: Yes, General Contractor is responsible for all costs, design, phasing, supply and installation of temporary Works (e.g. fencing, hoarding walls, walkways, covered enclosures, signage, fire watch, etc.) as required to maintain and provide safe passage for existing public egress routes through or around the construction site for project duration.**

57. Is the General Contractor responsible to remove and dispose of existing workstation furniture within the existing SAI Offices on 1EW (future home of the SEM Centre)?

**Response: No, UHN own forces will remove and dispose of existing workstation furniture in December '24.**

END OF ADDENDUM