

November 15, 2024

Posted via Ariba  
(5 pages + 6 attachments)

**ADDENDUM No. 1**  
**REQUEST FOR TENDER No. Doc4787310157**

**Work Assignment No.: SSLTC16731-03-24**

**SUBMISSION DEADLINE: 12:00 NOON (LOCAL TIME), December 5, 2024**

**FOR: RFT INTERIOR UPGRADES**

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

**I. REVISIONS**

**R1.** Refer to Part 2 Construction Agreement – Schedule A – A.1 – Project – **ADD**  
21508.F05 Lakeshore Lodge – 2S Nurse Station Interior Renovations

- The work includes but is not limited to the renovation of the Med Room (Rm 252), Nurse Station (Rm 253), and Resident Lounge (Rm 256) on Level 2S.
- The renovation includes new millwork, new and reused door hardware, relocation of equipment, new corner guards, new crash rails and wall protection, new ACT ceiling, new lighting, minor HVAC modifications with a new air return, and minor plumbing modifications.

**R2.** Refer to Part 2 Construction Agreement – Schedule A – C.1 – Key Work Milestones – **ADD**

21508.F05 Lakeshore Lodge – 2S Nurse Station Interior Renovations

1. Shop drawings submitted and reviewed
2. Completion of Phase 1: Transform existing Family Room into new Med Room;
3. Completion of Phase 2: Transform existing Lounge into new Nurse Station;
4. Completion of Phase 3: Transform existing Nurse Station into new Residents Lounge;
5. Review and issuance of operators' manual

**R3.** Refer to Part 2 Construction Agreement – Schedule B.1 – Price Schedule – **ADD**  
21508.F05 Lakeshore Lodge – 2S Nurse Station Interior Renovations

Provide all work necessary for Interior Renovations. Refer to all Drawings and Specifications.

Lump Sum excluding Harmonized Sales Tax (HST)

**R4.** Refer to Part 3 Drawing - specifications – Summary of Work – **ADD**

21508.F05 Lakeshore Lodge – 2S Nurse Station Interior Renovations

The work includes but is not limited to the renovation of the Med Room (Rm 252), Nurse Station (Rm 253), and Resident Lounge (Rm 256) on Level 2S. The renovation includes new

millwork, new and reused door hardware, relocation of equipment, new corner guards, new crash rails and wall protection, new ACT ceiling, new lighting, minor HVAC modifications with a new air return, and minor plumbing modifications.

**R5.** Refer to Part 3 Drawing - specifications – Technical Specifications – **ADD**

21508.F05\_PROJECT MANUAL.pdf

Division 1 General Requirements

Division 2 Existing Conditions

Division 5 Metals

Division 6 Wood, Plastics, and Composites

Division 7 Thermal and Moisture Protection

Division 8 Openings

Division 9 Finishes

Division 10 Specialties

**R6.** Refer to Part 3 – Drawings and Specifications List – **DELETE** Part 3 – Drawings and Specifications List.pdf, dated June 14, 2024 **ADD** Part 3 – Drawings and Specifications List\_ADD01.docx, dated November 07, 2024

## **II. 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 Building Services Manager 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 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 Contractors 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 too 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.

**III. ADDITIONS**

**A1. ADD** refer to attached Architectural drawing set - 21508.F05\_LL 2S Nurse Station Arch IFT, issued by Montgomery Sisam Architects Inc. dated April 26, 2024.

**A2. ADD** refer to attached Electrical drawing set - 21508.F05\_LL 2S Nurse Station Elec IFT, issued by Crossey Engineering LTD. dated April 26, 2024.

**A3. ADD** refer to attached Mechanical drawing set - 21508.F05\_LL 2S Nurse Station Mech IFT, issued by Crossey Engineering LTD. dated April 26, 2024.

**A4. ADD** refer to attached Specifications for Lakeshore Lodge 2S Nurse Station - 21508.F05\_Project Manual, issued by Montgomery Sisam Architects Inc. dated May, 2024.

**A5. ADD** refer to attached Operational Plan for Lakeshore Lodge 2S Nurse Station - 21508.F05\_LL 2S Nurse Station\_OP.doc, issued by Montgomery Sisam Architects Inc. dated June, 2024.

**IV. QUESTIONS AND ANSWERS**

**Q1. Could you please provide contact information for KEC Food Equipment?**

A1. Please note, it is not mandatory to use a specific kitchen equipment contractor. City of Toronto does not have a list of pre-qualified or pre-approved kitchen equipment contractors / suppliers. It is the supplier's responsibility to put together a team that can complete all of the requirements of the RFT.

**Q2. Is there any union requirement for this project, Any Trades to be union?**

A2. Yes, as per Construction Agreement / Schedule A / E.4. Fair Wage Schedule, the Contractor shall utilize unionized labour.

**Q3. Is there any agreement to Bond requirement or you just need Bid Bond 10%, Please confirm?**

A3. During the tendering process, each contractor will need to submit a bid bond in the amount of 10% of the bid amount. After award, the successful contractor will also be required to provide two additional bonds:

- 1) Performance Bond
- 2) Labour and Material Bond

Each must be at least 50% of the total contract value. This is a legal requirement for any public construction project above \$500,000.

**Q4. Could you also let us know the start date and completion date for this project as bonding company wants to know this date.**

A4. SSLTC suggests a one (1) year construction duration – the start and completion date will be decided / finalized after award, during the contract execution stage.

**Q5. During Construction on these three locations, all the areas will be empty for work, or will it be occupied?**

A4. During Demolition and Construction periods, all working areas shall be emptied and secured by GC - as per the Demolition Note D01 in architectural DWG A0.01, Contractor shall temporarily remove all furniture and equipment in the working areas – storage location to be coordinated with building maintenance department.

**Q6. Could you let us know when will be site meeting for this project.**

A6. Tuesday, November 19th at 11am at Lakeshore Lodge LTC Home (3197 Lake Shore Blvd W, Etobicoke, ON M8V 3X5)

**V. ATTACHMENTS**

1. Architectural drawing set - Lakeshore Lodge 2S Nurse Station Reno. File name: 21508.F05\_LL 2S Nurse Station Arch IFT.pdf, issued April 26, 2024 – nineteen (19\*) pages total - 11" x 17".
2. Electrical drawing set - Lakeshore Lodge 2S Nurse Station Reno. File name: 21508.F05\_LL 2S Nurse Station Elec IFT.pdf, issued April 26, 2024 – eighteen (18\*) pages total - 11" x 17".
3. Mechanical drawing set - Lakeshore Lodge 2S Nurse Station Reno. File name: 21508.F05\_LL 2S Nurse Station Mech IFT.pdf, issued April 26, 2024 – sixteen (16\*) pages total - 11" x 17".
4. Specifications – Lakeshore Lodge 2S Nurse Station Reno. File name: 21508.F05\_Project Manual.pdf, issued May, 2024 – one hundred and eighteen (118\*) pages total – 8.5" x 11".
5. Drawings and Specifications List. File name: Part 3 – Drawings and Specifications List\_ADD01.docx, issued November 07, 2024 – eight (8\*) pages total – 8.5" x 11".
6. Operational Plan. File name: 21508.F05\_LL 2S Nurse Station\_OP.doc, issued June, 2024 – seven (7\*) pages total – 8.5" x 11".

Should you have any questions regarding this addendum send via the event message board or contact **Lynda Forbes** at **Lynda.Forbes@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,

Clarman Yang  
Manager  
Purchasing Client Services  
Purchasing & Materials Management Division