



UNIVERSITY OF
TORONTO
MISSISSAUGA

Addendum # 5
Request for Tenders
For
General Contracting Services for Pre-Engineered Building (PEB) Project

Request for Tenders No.: UTM200239

Issued: January 8, 2025

Addendum to Request for Tenders No.: **UTM200239**

This amendment is incorporated into and forms part of the Request for Tenders for UTM200239.

Please note the following additions, amendments, and clarifications:

Notice # 1:

Please refer to the below documents which have been uploaded as separate files under Amendment # 5 in MERX.

- UTM200239 Appendix # 18 Architectural Addendum 3
- UTM200239 Appendix # 19 UTM PEB Arborist Report
- UTM200239 Appendix # 20 Hydraulic calculations

*** Please note: This is the last addendum that will be issued for this RFT***

Questions & Answers:

Question # 1

Can we get window schedules?

Answer # 1

Please refer to drawing A202 - GROUND FLOOR PLAN for dimensions of all window openings, noting exterior window sizes to be confirmed per General Note 1.

Refer to elevations for height of windows.

Refer to drawing A211 for dimensions of blinds at interior glazing.

Question # 2

What type of frames are required for the opening of room 126 Drone research lab?

Answer # 2

Built-up stud framing at bulkhead in room 126. Please refer to revised drawing A602, issued with Architectural Addendum #3.

Question # 3

I need Structural Steel and Metal Fabrication Painting Clarification - Please provide us with a clear description of which Structural Steel, Deck & Joists, Prefabricated Ceiling Pipe Grid, Millwork Supports and Framing, Rooftop Enclosure Framing, etc. should be painted by the Painting Contractor, and which can remain unfinished.

Answer # 3

Refer to Architectural Addendum #3.

Question # 4

The drawings for the millwork do not correspond with each other. The floor designations for millwork are not as per the elevations and details. Please review and advise.

Answer # 4

Millwork naming corrections were issued with Architectural Addendum #1.

Question # 5

Please review & advise. Follow the specs we need 2.02. 1 and .2 Tackboards and frames. But the ASI group provide an answer below:

As per spec attached, Natural cork can't work with elite reveal trim. You can use Natural Cork with the other 3 Trim styles. If you want Elite Reveal trim then you can choose Forbo (Tackboard) but the biggest size we offer is 5' H x 8'W in 3 colours. They come in Potato Skin, nutmeg spice and blanched almond.

Answer # 5

Refer to Architectural Addendum #3.

Question # 6

In Section 01 11 22 it is stated that the pre-engineered steel components, cladding and foundation are by Dewar Industrial Services and that **upon award, Dewar's contract will be assigned to the GC and becomes part of the contract price.** It is also stated that UTM will pay Dewar Industrial Services directly. With reference to the words in bold, this would imply that Dewar's value is NOT part of our tender price. Please confirm that this is the case.

Answer # 6

Confirmed that Dewar's value is NOT part of GC's tender price. Dewar's contract is with UTM and Dewar's contract value with UTM should not be included as part of GC's stipulated tender price. Coordination fees for the assigned work is included as a line item in the identified price list

Question # 7

In the RFT data (RFT Section 7.1 (2) it is stated that a Performance Bond and Labour and Material Bond are to be provided before the commencement of work. 91) Are these bonds 50% or 100% and (2) do we need to provide an Agreement to bond with our tender submission?

Answer # 7

Please refer to section SC62.1 of the Supplementary Conditions that outlines the performance bond, labour and materials bond requirements for the successful contractor

Question # 8

Please clarify - are the excavations and backfilling of the foundations in the scope of work of the pre-engineered building contractor?

Answer # 8

Confirmed that the excavations and backfilling of the foundations is the scope of Dewar. Site prep, topsoil removal, U/G utilities and grading by General contractor. Any interfering U/G utilities must be moved by the GC prior to the foundation excavation

Question # 9

Is the floor slab in the scope of work of the pre-engineered building contractor or is it part of the general contractor's work?

Answer # 9

Concrete work for floor slab is with Pre- engineered contractor. Flooring finishes including polished concrete is with the general contractor

Question # 10

With reference to Appendix 6 Signage drawing package – who is supplying and installing the signage? Is it in the scope of work for the general contractor or does the signage contractor have a separate contractor with the Owner?

Answer # 10

The responsibility of supplying and installing the signage is with the general contractor. The signage contractor will be a sub to the general contractor and there is no separate contract between the signage contractor and the owner

Question # 11

Are there any cash allowances?

Answer # 11

Confirmed that there are no cash allowances to be included in the tender price. \$10,000 a fixed price should be included for close out documentation and the total Stipulated price should be inclusive of this amount

Question # 12

Can you ask if Hidi can provided the Hydraulic Calculation for the sprinkler systems, as there are a mix of branch lines sizes shown as 2" and 3"?

Answer # 12

Hydraulic Calculations provided with this Addendum.

Question # 13

Addendum #3 A7 Please note that electrical contractors never hire a utility company; in fact, they only work directly with the owner. Please include a cash allowance for this work.

Answer # 13

Alectra Power services have confirmed that they will work with the general contractors/ electrical sub contractors. They have also confirmed that pricing for their work is already shared with the contractors who approached them.

Question # 14

Addendum #3 A9 Are the transformers located outside the building?

Answer # 14

"New transformer TX-2A1 located in M&E Room 120.
Relocated transformer TX-6A1 located at exterior."

Question # 15

Please provide the contact details for someone at Alectra who can give us the information about the shutdown duration. If no one at Alectra is aware of the project, it will not be possible for us to obtain detailed information from them. Another option is for the engineer to provide an approximate amount of time (so everyone is aligned on the same timeline) that we need to allow for the shutdown while the temporary generator is running.

Answer # 15

Rob Elliott Rob.Elliott@alectrapowerservices.com

Question # 16

Phenolic lockers are specified under section 10 51 29, but not marked on the drawings. Please confirm if required.

Answer # 16

Phenolic Lockers not required. Refer to Architectural Addendum #3.

Question # 17

Provide particulars on numbers of conduits and sizing as well as feeder cable sizes for the relocated duct bank

Answer # 17

The work related to the duct banks are identified on E100. For the relocated pad mounted transformer, retain the services of Alectra

Question # 18

The drawings for the job are protected and I am unable to do any takeoffs. Is it possible to get an unprotected drawing?

Answer # 18

Unlocked drawings were issued with earlier addendum.

Question # 19

As per Addendum 2, motorized roller shade specifications were added for this project. As a result, we will have both manual and motorized roller shades; however, we are unsure of their exact locations. Could you please provide the locations for both the manual and motorized shades, as well as the fabric specifications to be used for each?

Answer # 19

"Motorized Blinds at windows in Room 102 Forensic Teaching Classroom: 3% Openness Shading Fabric
Motorized Blinds at interior glazing in Room 110 Forensic Garage: Room Darkening Shading Fabric"

Question # 20

Your bid invite for earthworks mentions Foundation excavation not included. Is Dewar Industrial Services Inc (As per RFP) taking care of all the excavation/backfill for foundation & removal of existing fill/replacement with engineered fill for SOG required here? So excavation scope being just the rough grading outside the pre-eng building? Please advise.

Answer # 20

Excavations and backfilling of the foundations is the scope of Dewar. Site prep, topsoil removal, U/G utilities and grading by General contractor. Any interfering U/G utilities must be moved by the GC prior to the foundation excavation

Question # 21

Aluminium Windows: Can we please ask for clarification on the aluminum frame depth for the curtain wall, the depth is not mentioned in the specs, the drawings show frame close to 8" but the note on A003 assemblies legend mentions 5 1/4" (134mm).- see reference sketch

Answer # 21

Mullion frame depth per Assemblies Legend A003.

Question # 22

Can you please share the arborist report/Tree removal scope

Answer # 22

Enclosed with this addendum. Trees are removed already. There are 6 small trees and some small shrubs to be cleared

Question # 23

In addition, can we please confirm the length of the aluminum plate at the perimeter of curtainwall frames?

Answer # 23

Length of aluminum angle to suit perimeter of window openings.

Question # 24

Are you going to be completing all trenching Excavation required for all outdoor electrical work? Or All trenching and conduit install for exterior work and we are to only pull wire? Or are we to reach out to another civil contractor to complete the exterior trenching?

Answer # 24

Trenching excavation required for all electrical work is under General contractors scope.

Question # 25

Are we to provide/install all concrete to complete our work? Transformer/switchboard pads/Exterior Pole lights?

Answer # 25

"Exterior transformer pad to be relocated by Alectra, per E100.
Foundation, slab-on-grade, and mezzanine concrete by Pre-Eng contractor.
GC to supply and install concrete not noted above."

Question # 26

Are to both AV and floor boxes when both are located in the same area as they seem to have similar builds or is this just for reference and we are to install the floor box?

Answer # 26

Please Refer to the AV coordination matrix on drawing E502 and Floor Box Schedule on E702. The AV and electrical drawings are to be read in conjunction. The floor boxes are provided by the electrical contractor. AV devices will be installed in the floor boxes as identified on the AV coordination matrix.

Question # 27

Are all fire alarm and exist sign wires to be vitalink 2-hour fire rated cables? Or are all feeders as it states all life safety wires to be 2 hour fire rated. Please identify which cables/feeders or branch wires are to be life safety 2 hour fire rated cables?

Answer # 27

"Fire alarm wiring between fire separations and riser between the fire alarm panel and the annunciator shall be fire rated as per OBC.

Wiring serving exit signs and emergency lighting in different fire separations shall be fire rated as per OBC."

Question # 28

In section 11 53 00 the G5026 (we'd provide a WaterSaver equivalent) is not shown on the drawing as well as the battery cabinet so those will not be included.

Answer # 28

"Battery cabinets shown in Room 126 Drone Research Lab to be included in base bid.
Wall mounted eyewash station to be provided in Room 107 Custodial.
Refer to Architectural Addendum #3 for clarification."

Question # 29

In section 12 56 53 there are a few things in the spec that aren't shown anywhere on the drawing and will not be included; "Shelves, Stainless steel countertops, CT3173-366-758WSA"

Answer # 29

CT3173-366-758WSA to be incorporated into Fume Hood 11 53 00 3.06.3.

Question # 30

In Specification section 01 21 00 Allowances, under item 1.5 there are no cash allowances listed (it is marked N/A). Please confirm that there are no cash allowances which we have to include in our tender price.

Answer # 30

Confirmed that there are no cash allowances to be included in the tender price. \$10,000 a fixed price should be included for close out documentation and the total Stipulated price should be inclusive of this amount

Question # 31

Regarding the Lan room Pre-action Detection:

Is the supply & install the Potter (PFC-4410-RC) & 2 detectors for the Lan room & one room beside Lan room under the sprinkler contractor or the electrical contractor?

This would include wiring up the sprinkler devices on the pre-action to the Potter sub fire alarm panel.

Please note that if above is part of the sprinkler contractor, the base building electrical contractor will need to provide 120V power to the panel that is located in sprinkler room. Also wires from the base building fire alarm panel will need to be brought to the potter panel so that Trouble, Supervisory & alarm from the potter panel can send signals to base building fire alarm panel."

Answer # 31

Provide a complete and operating system.
The GC should determine between their sub-trades who will provide the devices.

Provide 120V power connection from a dedicated circuit to the pre-action detection panel. Provide additional fire alarm zones for the trouble, supervisory and alarm to send signals to the fire alarm panel."

Question # 32

Phenolic lockers are specified under section 10 51 29, but not marked on the drawings. Please confirm if required.

Answer # 32

Refer to Architectural Addendum #3.

Question # 33

This is understood that we have to carry bonding for Pre-Fab Building contractor. Do we have to add their contract amount in our base bid price? If yes in which line item we have to add?

Answer # 33

Pre- engineer fabricator's contract is with UTM and their contract amount should not be added to the total stipulated price. Coordination fees for the assigned work is included as a line item in the identified price list

Question # 34

We have noticed that there is no slot for some of the items, (such as washroom accessories, Toilet partitions, building signs, white boards, window blinds etc.) in Identified price form. Can we carry those amounts in finishes?

Answer # 34

Confirmed that this can be added in the fittings and accessories for Interior work (item #8 in Identified Price list)

Question # 35

One of the Specified companies for Drone Safety Netting has forwarded this question:

What are the parameters like drone max weight, max fall height, and max velocity for drone safety netting? Please advise.

Answer # 35

"Drone: Freefly Alta X Drones, gross weight: 34.9Kg, max payload 15.9Kg.
Height: 4.78m "

Question # 36

All the separate prices not to be included in Base Bid. Is this correct?

Answer #36

Separate prices should be listed as required in the tender submission, but separate price will not be added to the Total Stipulated base bid

Question # 37

Regarding the Schedule D – Price Schedule, can you please advise on the Separate Price Item No. 5? The Wall Type W1 is the same description as W1 listed under the Wall Assemblies on A003.

Answer #37

This is correct. The pricing for abuse resistant drywall up to 1220mm from AFF should be included in the Stipulated price

Question #38

Please provide a room number and room finishes for the universal washroom.

Answer #38

Please refer to Architectural addendum #3

Question #39

The Conduit run for the new streetlight and bollard lights are not shown. Please advise on how it is required to run into the building and what size conduit is required

Answer #39

Electrical drawings 1/E101 details the ductbank for feeders to site light poles

- END OF ADDENDUM # 5 -