



REQUEST FOR TENDERS
TPL 156-25-TPL-RFT
PLEASANT VIEW LIBRARY CONSTRUCTION

SUBMISSION DEADLINE: PER THE LIBRARY'S ONLINE PROCUREMENT SYSTEM

ADDENDUM 03
Tuesday, May 20, 2025

This Addendum shall form an integral part of the RFT. The contents of this Addendum shall be brought to the attention of all concerned.

REVISIONS

The Library allows a maximum ten percent (10%) mark-up on change orders submitted by the General Contractor's sub-trade. The 10% markup is on top of the sub-trade's quotation before taxes. The General Contractor is not permitted to provide any mark-up for work by their own forces.

QUESTIONS & ANSWERS

Q1.	We cannot find on drawings the following Sections from the specifications 03 01 30 and 05 81 10. Please assist us to locate these sections. Also Division 00 is missing.
A1.	Refer to 156-25-TPL-RFT Pleasant View Library Construction tender document.
Q2.	Please provide ceiling height for corner of every sloped drywall ceiling section. Without this information it is impossible to understand (and price) the ceiling. Drawings show height for some sloped sides or corners; however it is not sufficient.
A2.	Please reference attached A2.32 in LB Addenda #02.

Q3.	Please provide plan with radiuses for all curved metal panels. Without this information it is impossible to understand (and price) this scope of work. Drawings show only some radiuses on elevations; however it is not sufficient.
A3.	Please reference attached A2.12 in LB Addenda #02.

Q4.	Contractor will require CAD drawings for all sloped or curved surfaces free of charge.
A4.	A CAD copy of the RCP and Floor Plan can be provided to the selected GC provided a Release for AutoCAD file is signed at the onset of the project.

Q5.	If the consultants use a program other than AutoCAD to generate sloped or curved surfaces, please include a cash allowance for contractor training and licenses for this software to facilitate shop drawing production. Without this allowance, it will not be possible to produce the required shop drawings.
A5.	There will be no additional cash allowance for the contractor. The selected GC is to procure shop drawings as required utilizing the method they deem most effective and accurate.

Q6.	Please revise the hatching on the reflected ceiling plan. Several areas are missing hatching and are shown in white, the same as the drywall ceiling. For example, in the Program Room, there's a note indicating an exposed ceiling, but no corresponding exposed ceiling symbol is shown in that room.
A6.	Please see attached additional diagram A2.33 for further clarification in LB Addenda #02.

Q7.	Please show on reflected ceiling plan extend of veneer wrapped joists from 10/A8.04. We cannot understand how many joists will be cladded and that is the length of each joist for veneer cladding.
A7.	All exposed joists need to be wrapped, reference A2.32 in attached LB Addenda #02.

Q8.	Please let us know if contractors will supply furniture identified on the drawings with manufacturer name.
A8.	No, this is a reference only. TPL to procure furniture, GC to coordinate with TPL for location of furniture and any third party requirements such as power etc.

Q9.	Please clarify the glass VG-3 (vison glass shaded). Does shaded mean blind, film or frosted glass?
A9.	VG-3 similar to VG-1 - clear vision glass. (shaded refers to shaded by vegetation for the purpose of Toronto green standards).

Q10.	Please provide drawing sand sections and specifications for wood cladding around the planting box noted on A4.01.
A10.	Refer to Sheet L-D3.

Q11.	Please provide information about 20mm thick metal plate on L-D3, including finish and location on elevation.
A11.	Detail descriptions are provided on page L-D3. The letters shall be laser-cut from 19mm (3/4") thick Corten steel plate. An additional blow-up has been added to page L-D3, showing the letters overlaid with a 100mm x 100mm grid to indicate their location and elevation.

Q12.	Please provide scaled drawings for all the details and plans on L-D3.
A12.	All blow-ups shown on page L-D3 are to scale. Updated scale references have been added to each blow-up for clarity. Drawings can be manually measured using an appropriate scale bar on the hard copy printed at Arch D size (24" x 36").

Q13.	Please confirm that material testing will be paid by TPL or provide cash allowance for the material testing.
A13.	Refer to A48.

Q14.	Please explain why Bonfire notes \$25,000.00 cash allowance for modifications to main circulation desk if the circulation desk will be demolished and a new circulation desk will be constructed.
A14.	New circulation desk to be priced but changes are anticipated during shop drawings. Cash allowance covers any changes.

Q15.	Please provide door hardware schedule.
A15.	Reference drawing A7.01 and additional information in specification.

Q16.	Please provide deflection limit for the glazed aluminum framing systems (Specification section 08 44 13 item 1.4 Performance criteria).
A16.	For the glazed aluminum framing systems (Specification section 08 44 13 item 1.4 Performance criteria), the deflection limits are as follows, based on the American Architectural Manufacturers Association standard AAMA TIR-A11: * For spans less than 13 feet 6 inches: L/175 * For spans greater than 13 feet 6 inches: L/240 + ¼ inch (refer to the Guide to Window Deflection Limits) Additionally, please note that the International Building Code (IBC) section 2403.3 limits the deflection perpendicular to an individual glass lite to L/175 or 3/4 inch, whichever is less.

Q17.	The thermal transmittance (U-value) is not provided for glazing assembly. Could you please confirm what value should be used or let us know if there is a code reference we should follow? Specification section 08 44 13 item 1.4 Performance criteria.
A17.	U-value of 1.59 W/m ² K using standard dual glazed insulating glass unit with a warm edge spacer, 95% argon gas filled and Solarban® 60 low-e coating applied to surface #2.

Q18.	Glass tags on the drawings pg. A3.01 (VG-1, VG-2 and VG-3) are not described in specification section 08 80 50. Also, can you mark the glass tags on glass pieces on window schedule?
A18.	VG-1 + VG-2: Clear vision glass. VG-2 to be with Bird frit (white frit on surface #1, 6mm dots in staggered/diamond pattern with 50mm spacing).

Q19.	Please clarify aluminum finish. Specification section 08 44 13 2.9.1.1 asks for clear anodized finish AA-A41 and specification 08 44 13 section 2.1.2.1.1 asks for Champagne colour.
A19.	Aluminum finish to be Champagne colour.

Q20.	Please clarify the finish on aluminum trims. Specification Section 07 62 00 – 2.1.2.2 asks for powder coat AAMA 2605 and the curtainwall finish is clear anodized finish AA-A41 per section 08 44 13 2.9.1.1 and the trims are to match the curtainwall finish.
A20.	Trims to match curtainwall finish, curtainwall finish to be Champagne.

Q21.	There is a window on North elevation before GL-1, West GL B-C. This window is not found on Window schedule. Should this be included in scope?
A21.	EXISTING WINDOW TO REMAIN.

Q22.	Please clarify interior screens are to be PC350 or u-channel, as the specifications show PC350 but the sections/details on A7-15 show u-channel.
A22.	Please see Posted Addendum 02 (May 13, 2025), Question 14.

Q23.	Please confirm TGL-1 glass specification for interior partitions is a sealed unit or double-glazed.
A23.	Please see Posted Addendum 02 (May 13, 2025), Question 15.

Q24.	Lighting Fixture Cutsheets are missing Types LQ1A, LQ1B, LP1A, LP1B, LS9A, LS9B, LS1A, LS1B, LS8A, LS8B, LS8C, LS4A, LS4B, LS4C, LS11A, LS11B, LS11C, LS11D, ACF-A, ACF-B, ACF-C.
A24.	Please see Posted Addendum 02 (May 13, 2025), Question 19.

Q25.	Lighting Fixture Cutsheets missing E2, E3, E4. Please advise.
A25.	Please see Posted Addendum 02 (May 13, 2025), Question 20.
Q26.	Lighting Fixture LS3 is different on the floor plans than reflected Cutsheet, please specify.
A26.	Please see Posted Addendum 02 (May 13, 2025), Question 21.
Q27.	Missing specification for the lighting poles for the site lighting fixtures.
A27.	Please see Posted Addendum 02 (May 13, 2025), Question 22.
Q28.	What is the purpose of the Occupancy Sensors, Photocells shown on the Roof Level? Are they shown by mistake?
A28.	Please see Posted Addendum 02 (May 13, 2025), Question 23.
Q29.	There are no room controllers shown on the floor plans, please clarify. No specification for PS – photo sensors (Det 1/E-603).
A29.	Please see Posted Addendum 02 (May 13, 2025), Question 24.
Q30.	Please confirm if there are any mandatory communications cabling contractors that must be utilized or if it is open for bidding.
A30.	Please see Posted Addendum 02 (May 13, 2025), Question 25.
Q31.	Please clarify symbol showing “R” beside the floor box, is it new or relocated floor box? If it is new, please provide the specification.
A31.	These are intended to be flush/recessed. The legend has been updated in the attached drawings in LB Addenda #02.
Q32.	Please clarify “Flush-mounted concrete boxes” shown on E-311. No specification is provided.
A32.	Specification provided in the attached LB Addenda #02.
Q33.	Please confirm if there are any mandatory contractors which need to be carried (Fire Alarm, Controls, Communications Cabling, Security etc).
A33.	There are no mandatory contractors that need to be carried.

Q34.	Please confirm the intent for how we are to treat the joint where RAF-1 flooring meets RAF-1 up the wall.
A34.	Please see additional detail on A8.10, LB Addenda #02.

Q35.	Exterior Aluminum door finish is mentioned powder coated finish on door schedule A7.01 for doors D101, D102, D107, D112, D122. Curtainwall finish is clear anodized as per Specification section 08 44 13 2.9.1.1. Is this the intent to have the door finish different than curtainwall finish?
A35.	Aluminum door to match curtainwall finish, curtainwall finish to be Champagne.

Q36.	Please indicate where the frames S-101-E,S-101-F, S-103-A, S-123-I are located on floor plan.
A36.	These are clerestoreys. Refer to exterior elevations/building sections. S-101E/F are in vestibule 101. S-103-A is in Reception 103 clerestorey and S-123-I is in clerestorey in Stack 125 section.

Q37.	Screen S-101-E is marked twice on window schedule. Drawing A7.11 and Drawing A7.15. Please clarify.
A37.	S-101-E is clearstory between vestibule and staff office. S-101-F is vertical glazing between vestibule and circulation desk.

Q38.	Could we please ask for clarification on the Olympia tile sizes? No sizes are listed on the finish schedule.
A38.	T-1 - T-2: 30cm X 60cm T3 - T5: 10cm X 30cm

Q39.	Could dimensions of all flooring products be added to the finishes schedule on A7.21?
A39.	T-1 - T-2: 30cm X 60cm T3 - T5: 10cm X 30cm CPT -1: 12"x36" CPT -2: 50cm x50cm L-1: Rolled Good RAF-1: Rolled Good

Q40.	Please confirm the extent of WP-1 & WP-2. There are conflicts between the paint plan A2.42 and some of the elevations. For example A6.03 detail 20 calls for WP-1 while A2.42 shows this wall to receive WP-4.
A40.	Please see Posted Addendum 02 (May 13, 2025), Question 7.

Q41.	We cannot quantify the extent of foundation repairs referenced for note 23 on A1.21. Can a cash allowance be provided for this for all bidders and include waterproofing as well?
A41.	Refer to the Facility Condition assessment report to determine extents. A cash allowance in the amount of \$40,000 for any additional work is being provided.
Q42.	Please confirm that no phasing is required and that the branch will be closed to the public throughout construction. 01 35 29 Section 1.2.1 says the library will be occupied during construction.
A42.	No phasing required, branch will be closed.
Q43.	Please confirm the branch will be free of any books, shelving, equipment & furniture prior to the commencement of construction.
A43.	All collections, free-standing shelving, and free standing furniture will be removed by the Toronto Public Library prior to start of construction work.
Q44.	The Project Manual seems to be missing Division 00 completely. Please provide.
A44.	Refer to 156-25-TPL-RFT Pleasant View Library Construction tender document.
Q45.	Can cross sections please be provided for the MW190 locations identified on S2.01 to show extent of the work? Are these areas with existing foundation walls to receive repairs or are these new MW190 walls meaning the existing foundation walls in these areas need to be removed?
A45.	See 6/S4.01. Existing foundation to remain, existing masonry walls to be removed and replaced with new walls above, reinforced as per plan.
Q46.	Note 26 on A1.23 indicates roof & roofing membrane to be removed. The roof plan A2.12 indicates roof membrane to remain, roof structure and columns to remain. Which is correct?
A46.	Please see Posted Addendum 02 (May 13, 2025)
Q47.	Closing a tender at 11:00am isn't typical and extremely difficult as it doesn't allow us enough time to review our bids. Please consider extending the closing time to 2:00pm.
A47.	Closing tender at 11:00am remains unchanged.

Q48.	No cash allowance has been provided for Independent Inspection & Testing. Can one be provided for all GC's to carry?
A48.	A \$10,000 cash allowance has been provided for various M&E and arch testing.

Q49.	Spec Section 28 30 00 "Electronic Detection & Alarm" is missing. Is there any Security required?
A49.	The Library has a security vendor who will supply and install security equipment such as cameras, access card readers, etc. A cash allowance of \$50,000 has been provided for the above. However, all cabling for security devices are to be completed by the GC. The Library's ITS cabling standards have been attached as an external file for GC's to review.

Q50.	Please provide location for blinds.
A50.	Location of blinds are located on A2.31 and A2.32. However, we have provided a clearer diagram attached here, A2.33 in LB Addenda #02.

Q51.	We cannot find on drawings the following Sections from the specifications 08 87 00 03 01 30 and 05 81 10. Please assist us to locate these sections.
A51.	Sections are provided in the specifications.

Q52.	Please note on the drawings location for section 09 05 13. If floor topping is required, please note location of topping and the topping thickness. If other work is required, please specify what exactly must be done. Without this information section 09 05 13 cannot be priced.
A52.	09 05 13 - Common work results for flooring,

Q53.	Please note on the drawings location for section 09 05 23. If floor topping/underlayment is required, please note location of topping and the topping thickness. Without this information section 09 05 13 cannot be priced.
A53.	09 05 23 - Common Work Results for Flooring Preparation - Flooring preparation is required prior to flooring installation across entire project.

Q54.	Can you please explain where Section 09 56 53 Powder Coating will be used?
A54.	For all MT applications.

Q55.	Please confirm that existing curb between side walk and Van Horne Avenue and Brian Drive will not be replaced where new tactile indicators will be installed.
A55.	Based on our review of the site plan notes and current site conditions, it appears that no existing drop curbs are present between the existing sidewalk along Van Horne Avenue. As such, new drop curbs should be installed at this location to accommodate the proposed sidewalk. At the intersection of Van Horne Avenue and Brian Drive, the existing drop curbs are to be removed and replaced with new ones to align with the layout and elevation of the new sidewalk.

Q56.	Please advise if there is new asphalt paving required. If so, provide a drawing showing the extent of the new asphalt.
A56.	Please see Posted Addendum 02 (May 13, 2025), Question 9.

Q57.	The Steam Humidifier that is in the Equipment schedules will not work. The maximum length of the exhaust steam tube (even at 2" copper or stainless steel) is 30 ft. Just the horizontal run on the plans is over 70 ft. (Not even counting the 90's).
A57.	We will upsize the low-pressure steam line and revise the location of the humidifier to decrease the developed pipe length. Revisions will be captured in the next addendum.

Q58.	Drawing A9.30: Please advise the intent for the cabinet pulls. Pull 2 has the same finish tag as pull 1 (C19) but the finishes are labelled differently. Also, if both pulls are noted 6" long but the elevations seem to reflect different pull lengths (e.g. Elevation 11/A6.13 illustrates pulls of different lengths – from approximately 4" to 10"). Please review and advise the intent.
A58.	Correct, PULL-1 and PULL-2 are the same lengths but different finish dependent on locations. Yes, pull to be 6". Please see attached A9.08 for information on kitchenette / pantry in LB Addenda #02.

Other than as amended by the terms of this amendment, all of the terms and conditions of the RFT remain the same and in full force and effect.

Bids are to submitted as set out in the RFT.

End of Addendum Number **03**

Prepared by: Ming Wong