

November 26, 2025

Posted via Ariba
(5 Pages + 1 Attachment)

ADDENDUM No. 1
REQUEST FOR TENDER No. Doc5400216954
SUBMISSION DEADLINE: 12:00 NOON (LOCAL TIME), December 12, 2025
FOR: Renovation and Accessibility Upgrades Located at 160 Rivalda Road, Toronto

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

I. REVISIONS

- R1.** The Closing Date has been extended to **December 12, 2025**. The question period is closed. There are remaining questions that will be answered in upcoming addenda.
R2. Attached is a Luminaire Schedule.pdf with additional information for bidders.

II. QUESTIONS AND ANSWERS

Q1. 12 57 00 Page 3

UNASSIGNED FURNITURE WORK

.1 Any furniture not supplied by the City of Toronto's furniture vendors and shown on the Drawings are to be Provided by the Contractor.

INDOOR FURNITURE

.1 Acceptable Manufacturer: "Jumpseat" or "Jumpseat 90" by Sedia Systems.

.2 Or accepted equal.

.4 Workstations – Option #1:

Workstations – Option #2:

A1. Please disregard Workstations Option#1 and Option#2 as noted in Specification 1257 00. These two items will be removed from Specifications for the IFC package

Q2. Can you advise if you want Security contractors to supply and install the pedestals mentioned on the drawings (G20-086-E1000) ? *(Model 50-PED42 by Pedestal Pro).

A2. Pedestals are required for card readers. The model noted matches the intent of the design. It is up to Bidders to determine which trade provides the equipment.

Q3. Make / model of the readers to be used on the pedestals for the vehicle entry positions?

A3. All card readers must be ordered and programmed to City Standard/format and as directed by the City Corporate Security Lead.

Q4. Is there enough reader capacity on the current CCure iStar located in the basement mechanical room to support the card reader additions on this job or do we need to add an additional iStar panel / power supply?

A4. Assume additional panel is required.

Q5. Please confirm the purpose of the below card reader. Is this inside the cab for elevator access control, or outside of the elevator cab as a Hall Call interface reader only?

A5. Inside the cab for elevator access control.

Q6. I see an intercom door station in the Temporary waiting area on the upper level floorplan, however I don't see any master station to control this intercom. Please confirm the make / model required in the event that this new door station needs to work with an existing intercom system on-site.

A6. There is no on site master intended , intent is to connect to network and call off site.

Q7. Fixture schedule in specification does not match symbols and location of fixtures on drawings. Please update fixture schedule.

A7. See updated fixture schedule (26 50 00). Fixtures labeled L13 on the drawing are now to be considered L07; fixtures labeled L07 are now to be considered L08. Rest of the fixtures are unchanged.

Q8. Fixtures are not circuited, and no plan is shown what was existing before hand. Are we to reuse circuits from demolition of provide new circuits? If new, please provide circuiting guidance.

A8. New fixtures are to be circuited to new panel RP-OFF, exact circuit numbers to be provided in IFC set. Only re-use for connecting to existing circuits for lighting is within the warehouse for the existing exit sign replacement. All circuits within the office, the training room and the storage room are new.

Q9. Existing security system is provided by who?

A9. Current monitoring company is FMC Monitoring who took over for Graham Monitoring. See picture provided with the company contact number.

Q10. Existing fire alarm system is provided by who? Is there a base building fire alarm contractor?

A10. Fire alarm with monitoring system, the panel is about 2 years old, current contract base building is TYCO/JCI.

Q11. Specifications contain information on modular wiring system for lighting. Is this required for this project?

A11. It is not required.

Q12. Please provide specification for poke thru floor box.

A12. Legrand Evolution 6atcff series or equivalent, 4 outlets, 2 data minimum

Q13. Specification states all services to remain operational during construction. GCs to provide hoarding for areas of construction to allow for work within that area? Or carry all nights and work to only be completed in segments throughout the building?

- A13. Hoarding to be provided for all areas of work for this project as this building needs to be operational throughout construction. Hoarding and phasing plans can be reviewed with client/stakeholders.
- Q14. Existing electrical distribution in the building is what type?
- A14. See single line diagram, 600V, 400A main incoming power distributed via existing 600V splitter.
- Q15. Location of existing communication room?
- A15. Existing security infrastructure is located in the electrical room in the southwest corner of the building
- Q16. Metal Lockers – 10 51 13 - Specification references Single Tier, Double Tier and also Personalized Security Lockers but drawings do not indicate what type the lockers are. Please advise.
- A16. All Lockers are to be single tier.
- Q17. Re: Washroom and Shower Accessories- 10 28 13
- There is a list of Accessories to be provided by Next plumbing Supply (NPS) but the list does not reference if all types of Toilet Tissue Dispensers, Paper Towel Dispensers specified are to be supplied by NPS.
 - Advise if PTD/WR Paper Towel Dispensers and Waste Receptacles (PTD/WR) are by NPS.
 - The List references Soap Dish- Wall Mounted but there are also recessed Soap Dishes, are these also to be by NPS?
- A17. All items listed under NPS list to be supplied by them. All other items not noted on that list needs to be supplied elsewhere.
- Q18. The DSS Report lists the following as the only known asbestos-containing materials: "Asbestos black mastic on concrete deck for glue-on ceiling tiles on upper floor and vinyl floor tiles on upper floor on a stair landing."
- Will either of these asbestos-containing materials be disturbed by the project and require abatement pricing? If so, which materials and at what quantity?
- A18. Bidders are responsible for reviewing drawings and documents to determine what are as will be disturbed by the project scope and carry all required cost for abatement where applicable.
- Q19. Can more clarification be provided on what the 2 way communication system is shown on the architectural drawings.
- A19. There is only one two way communications terminal in the stairwell in the office area. It is to be tied into the new communications cabinet. It will be answered remotely with no master terminal on site.
- Q20. Currently the electrical single line diagram only shows 1 new panel where as the floor plan indicates 2, please confirm.

A20. Floor plan is showing layout for a double tub panel. Single feed of 400A per single line for a double tub panel RP-OFF (labeled as A and B respectively for each tub)

Q21. I don't see an Electrical Legend – please advise?

Electrical:

- The electrical drawing is missing the legends.
- The lighting drawings are missing the types for the exit lights and emergency heads.

A21. • Electrical legend and typical details are shown on drawing G4001, G4002, G4003.
• Emergency light head with battery pack is B01, remote emergency heads are B02, all exit signs within new office area are type X01, replacement exit signs in warehouse are type X02. Drawing will be updated to show in IFC set.

Q22. Flooring:

Please advise on the spec for the following materials:

- TH-1a: Smooth 6" Wide Threshold with Anti-Slip Coating
- TH-5a: Satin Anodized Aluminum Transition Strip for New Flooring

A22. Please refer to page T08 of the Touch & Feel.

Q23. Please confirm the staging plan, as the building seems mostly unoccupied and as the construction agreement confirms that why is there a requirement for phases.

A23. Staging construction work is required as the building is occupied. Before works commences staging plans will need to be reviewed with Client/Stakeholders.

Q24. Please confirm the height of the sanitary pipe in the basement or provide an assumption for the sake of the bid as we need something to estimate how much excavation will be required.

A24. Invert of pipe is 399 mm below the underside of slab

Q25. New Elevator Cab and Elevator Equipment:

Supply and install by Modern Elevator.

The Modern Elevator pre-qualified contractor is not responding to invitations, calls, or messages. Can we use alternative elevator suppliers? Please advise.

A25. Alternative suppliers can be used.

Q26. The lighting drawings are missing the types for the exit lights and emergency heads.

A26. Emergency light head with battery pack is B01, remote emergency heads are B02, all exit signs within new office area are type X01, replacement exit signs in warehouse are type X02. Drawing will be updated to show in IFC set.

Q27. Please confirm if a pitless elevator was confirmed in lieu of the elevator with pit, would the client be open to going this route?

A27. Please refer to contract documents for elevator information.

Should you have any questions regarding this addendum send via the event message board or contact Max Parker by email at Max.Parker@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,

Theodoros Maicantis, Supervisor
Purchasing & Materials Management Division