

December 15, 2025

Posted via Ariba
(3 Pages + 1 Attachment)

ADDENDUM No. 4
REQUEST FOR TENDER No. Doc5400216954
SUBMISSION DEADLINE: 12:00 NOON (LOCAL TIME), December 19, 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 attached M3102 and M6104.pdf provides additional information for bidders.

II. QUESTIONS AND ANSWERS

Q1 – Could you please let us know if the client has a preference for the supplier of the Fire Alarm (FA) devices for the COT-Reno and Accessibility Upgrade bid at 160 Rivalda Rd. in Toronto?

A1 – Existing fire alarm with monitoring system has a panel that is about 2 years old and the current contract base building is TYCO/JCI.

Q2 – Please confirm an existing temporary trailer can be seen in the parking lot, will this be removed prior to construction as it seems to be connected to the existing facilities power.

A2 – The trailer is currently connected to building power and will need to remain. We can plan to work around this if needed.

Q3 – Who is the base building controls contractor for this address?

A3 – There is no BAS in this building.

Q4 – Is there a warranty on the existing roof that requires bidders to use a specific roofing contractor for the required repairs?

A4 – There is no warranty for the existing roof.

Q5 – Referring to Q18 and its corresponding A18 on Add#1, 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." A18 states that bidders are responsible for reviewing drawings and documents to determine what will be disturbed by the project's scope and to carry all required costs for abatement where applicable. Can you please confirm if these asbestos-containing materials are required to be

removed as part of this tender? If so, please provide guidance on the quantities to be included for abatement.

A5 – Asbestos-containing materials are required to be removed as part of this tender. Bidders are to carry all required cost for abatement where applicable.

Q6 – Please confirm that the roofing assembly to be installed for this project. Division 7 of the specifications mentions EPDM Roofing – Fully Adhered (see photo below), whereas the drawings (2/A5315) indicate 2-Ply Modified Bitumen on the new elevator shaft, and a 4-Ply assembly on the main roof (2/A531). The specifications and drawings do not match. Which roofing assemblies should be included for pricing and installation?

A6 – The existing roof assembly should be 2-ply modified bitumen. Note on Detail 10/A5312 says 4-ply roofing membrane. This note is incorrect and should note be 2-ply modified bitumen roofing to match existing roofing construction.

Q7 – As mentioned the underpinning and shoring design are to be by the contractor, in past projects a underpinning sequence has been given as this is over 3m deep of underpinning we are requesting some additional information on the design to ensure all bidders are bidding apples to apples as the cost difference can be vast.

A7 – Excavation, shoring and underpinning in the drawings are recommendations only and contractors are to propose their own plans for shoring and underpinning to be provided by a licensed engineer and reviewed by Arcadis. One option is to excavate and underpin this exterior wall from the outside, which would likely result in removal of the tree. There's currently no permit to remove this tree. Alternatively, demo and underpinning can be done from inside with temporary supports for the wall. Depending on the option, we will determine if tree removal and permit is required

Q8 – A geotechnical is mentioned to be attached but cannot be found, please confirm.

A8 – Review Tender Specifications - Appendix E- Environmental Soil Quality Investigation Report.

Q9 – Currently a large tree is located on the exterior corner of the building required to be excavated and removed for the underpinning and shoring works of the elevator/sump pit, please confirm if this has been discussed with the City as it does not show up on the arborist plan.

A9 – Excavation, shoring and underpinning in the drawings are recommendations only and contractors are to propose their own plans for shoring and underpinning to be provided by a licensed engineer and reviewed by Arcadis. One option is to excavate and underpin this exterior wall from the outside, which would likely result in removal of the tree. There's currently no permit to remove this tree. Alternatively, demo and underpinning can be done from inside with temporary supports for the wall. Depending on the option, we will determine if tree removal and permit is required

Q10 – An existing pier footing is indicated beside the elevator/sump pit, as this will potentially be undermined please confirm the elevations

A10 – Elevation of the existing pier footing is unknown at this time. Bidders to price accordingly.

Q11 – Drawing Sheet M6104 FIRE PROTECTION - GROUND FLOOR OVERALL PLAN - 2 is missing. Please provide.

A11 – Drawing M6104 attached. Also drawing M3102 also attached.

Q12 – Panel schedule and single line diagram do not match. Are you able to confirm the schedules for the panels? They're not labeled and there's only one panel on the single line.

A12 – 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)

Q13 – Who is the base building BACS and Controls provider?

A13 – There is no BAS in this building.

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