

December 1, 2025

Posted via Ariba  
(3 Pages + 2 Attachments)

**ADDENDUM No. 3**  
**REQUEST FOR TENDER No. Doc5400241558**  
**SUBMISSION DEADLINE: 12:00 NOON (LOCAL TIME), December 11, 2025**  
**FOR: Mechanical and Lighting System Upgrade at West Scarborough Community Centre,**  
**Located at 313 Pharmacy Avenue, Toronto**

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

**I. REVISIONS**

- R1.** The MCW Addendum Narrative ME-002 which has details on electrical revisions to rooftop units. Refer to within for specific requirements. See the attached:

22241M-Addendum Drawing ME-002.  
313 Pharmacy Ave. – 2020 Annual DSS Report.

**II. QUESTIONS AND ANSWERS**

**Q1. Please provide the Owner's preferred phasing sequence and any priority areas (e.g., gym, pool, offices) and confirm the expected duration the facility will remain fully operational (including summer camp periods, March break, etc.) so bidders can accurately include after-hours and weekend premium costs. Require phasing sequence.**

A1. Suggested phasing sequence was provided as a part of Addendum #1. The facility is normally fully operational year-round; however, it is expected that certain areas will need to be temporarily shut down to perform work within those locations.  
Work in any given location should not prevent use and operation of any other adjacent area (such as closing off corridors), unless those spaces are included in the work associated with those phases.  
Work performed adjacent to spaces that are regularly occupied must be performed after hours. Refer to Working Hours as defined within Section 01 10 05, Article 1.17.4 for full details.

**Q2. Please confirm anticipated mobilization date.**

A2. Reference to Schedule A – Information sheet – Row C.2 – Commencement Date and Schedule C – Definition 16 & GC 3.1.6.  
Mobilization date can start soon after the Commencement date when work is expected to begin.

**Q3. Electrical Drawing E2 -- notes "New ceiling to be provided by electrical contractor within this scope". Please confirm intent is to remove and install new drywall ceiling salvaging existing framing.**

A3. That is Correct.

**Q4. Please confirm that the existing roof structure has been verified by a structural engineer to support the new air-source heat pumps (including integral gas section) and curb adaptors, or if structural reinforcement is required and in scope.**

A4. Unit and curb adaptor weights are within expected capacity of existing supports. Shop drawings shall be provided with equipment gross weight to determine if local roof reinforcement would be required. Roof reinforcement, if necessary, would be covered from allowances.

**Q5. Please confirm all base building vendors.**

A5. Details on requirements for vendors are contained within the specifications. There are no specific base building vendors for work, though products have been noted elsewhere as appropriate.

**Q6. Construction Agreement - Please define "Effective Date" - how many days after award/contract execution.**

A6. Reference to Schedule C – Definition 39 in the Construction Agreement. The Effective Date means the effective date of the Agreement when it becomes a legal binding document, signed by all parties.

**Q7. Construction Agreement - Notes 200 Calendar Days for Substantial. Please confirm consultant verified equipment lead times with suppliers to ensure 200 days reasonable. We have not yet received feedback from suppliers. Assuming substantial date to change if specified equipment extends beyond 200 days?**

A7. The Substantial Performance date could be extended if specified equipment has longer lead time than expected at the time of ordering in accordance with the approved schedule.

**Q8. Work Restrictions Section 01 11 40, clause 1.03.3: "No work of any kind can begin until proper authorization and/or work permits have been obtained." Please confirm permits have been paid for/obtained by client/consultant.**

A8. Client/consultant is in the process of obtaining the permits associated with the Toronto Building Department (Building, HVAC, Plumbing, as appropriate). All other relevant authorization(s), approval(s), and/or permit(s) are the responsibility of the contractor.

**Q9. The Summary of Work states that the Contractor is to "perform on-site investigation of the mechanical and electrical infrastructure". Please confirm parameters/expectations/reporting, ect.**

A9. This requirement is only intended to identify general project framing and is not an added expectation beyond those explicitly stated within the subsequent Mechanical and Electrical scopes of work, or that which is identified within the project drawings and specifications.

**Q10. DSS Report?**

A10. See attached 313 Pharmacy Avenue – 2020 Annual DSS Report for information.

Should there be any suspected designated materials in the work areas that may need to be removed, contact the City for assessment and/or abatement, by the City Environmental team, as required.

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](mailto: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