

January 15, 2026

Posted via Ariba  
(8 Pages + 30 Attachments)

**ADDENDUM No. 3**  
**REQUEST FOR TENDER No. Doc5475812981**  
**SUBMISSION DEADLINE: 12:00 NOON (LOCAL TIME), January 15, 2026**  
**FOR: Toronto Paramedic Fleet Maintenance Garage Upgrades, Located at 1116 King**  
**Street West, 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 of this solicitation has been extended to **January 21, 2026**. The question period is closed.

**II. ADDITIONS**

A1 – There are thirty (30) attachments for bidder reference included in this addendum.

**III. QUESTIONS AND ANSWERS**

Q1 – 5.2.1.2 Part 1 – Pre-FIFA - Refer to Specification point 1.3 Project Phasing – Period starting from PO issuance date until May 15, 2026, which will include:

- 1 Slab/excavation/fill for Building 8
- .2 Slab/excavation/fill for Building 9
- 3 All mechanical embedded items (slab/floor and walls) in Building 8 – Level
- 4 All mechanical embedded items (slab/floor and walls) in Building 9 – Level
- .5 Hoists (Building 9)
- .6 Air compressors (both buildings)
- 7 Washrooms (both buildings)
- .8 Vehicle exhaust system (both buildings)

2 Part II: Post-FIFA: Remaining works, starting August 2026 onwards

The Pricing form does not show which item belong a Part 2:

- 5.2.2 Site Work
  - 5.2.2.1 Demolition & Abatement
  - 5.2.2.2 Electrical
  - 5.2.2.3 Mechanical
  - 5.2.2.4 Fittings & Equipment
  - 5.2.2.5 Finishes
  - 5.2.2.6 Partitions & Doors
  - 5.2.2.7 Exterior Enclosures
  - 5.2.2.8 Structure and Sub-Structure

Please clarify, how it should be separated the items between 2 Phases in the same drawings and same specifications?

A1 – Refer to updated Pricing Form. This was updated in addendum 1.

Q2 – Fixture type B02 does not show up on the fixture schedule. Please provide information and type.

A2 – See revised 26 50 00 R1 - Luminaire Schedule – Main.

Q3 – Fixture type L05 does not have a type/series. Please provide.

A3 – See revised 26 50 00 R1 - Luminaire Schedule – Main.

Q4 – Provide feeder size and conduit from SB-1 to DP6N-101.

A4 – Refer to Electrical Drawings "ISSUED FOR TENDER REV. 01" issued under Addendum 1.

Q5 – Provide distance from SB-1 to DP6N-101.

A5 – Within a range of 35 m; contractor to verify on site.

Q6 – Provide feeder size and conduit from DP6N-101 to 45KVA Transformer.

A6 – Refer to Electrical Drawings "ISSUED FOR TENDER REV. 01" issued under Addendum 1

Q7 – Provide feeder size and conduit from 45KVA transformer to PP2N-101.

A7 – Refer to Electrical Drawings "ISSUED FOR TENDER REV. 01" issued under Addendum 1

Q8 – Provide feeder size and conduit from PP2N-101 to PP2N-201.

A8 – Refer to Electrical Drawings "ISSUED FOR TENDER REV. 01" issued under Addendum 1

Q9 – Provide specification for Cord reel.

A9 – ULINE H-6412 or equivalent

Q10 – Following items are shown connected to DP6N-101 however single line does not show them:

UH-09

UH-10

UH-11

UH-12

UH-13

AIRC-01

AIRC-02

A10 – See revised single line diagram, dwg no. E210 "Addendum 3"

Q11 – Overhead doors are not circuited, are these to be rough in only?

A11 – Refer to Electrical Drawings "ISSUED FOR TENDER REV. 01" issued under Addendum 1.

Q12 – Emergency battery packs TYPE B02 as noted in addendum 1 is not shown on lighting schedule. Please revise the lighting schedule to include B02 battery packs.

A12 – See revised 26 50 00 R1 - LuminaireSchedule – Main.

Q13 – Addendum No. 1 indicates that Specification Section 43 40 05 now references Specification 41 68 10 Aboveground Storage Tanks for Process Fluids and Fuel Oil. Specification 41 68 10 does not appear to be included in the current specification. Can you confirm whether Specification 41 68 10 will be issued?

A13 – Refer to revised Specification 41 68 10.

Q14 – Specification Section 43 40 05 references engine antifreeze fluid. There is no corresponding engine antifreeze system shown on the mechanical drawings. Is an engine antifreeze storage and dispensing system included in the project scope? If so, can you identify the applicable drawings or provide system details?

A14 – There will be no new Engine Anti-Freeze requirements. Only waste anti-freeze together with waste engine oil and new engine oil is required.

Q15 – Drawing S110 indicates we are to provide the slab design, if possible can a preliminary design be proposed on tender to ensure all bidders are pricing the same thickness, reinforcement, strength etc.

A15 – Refer to S110 - Proposed slab floor plans mention the 200 mm thick slab with fiber reinforcement details.

Q16 – Please confirm depth and type of granular fill found under new slab.

A16 – Refer to structural addendum drawing S110 and Specs 31 23 03 for excavation and backfill depths under Scope A & Scope B.

Q17 – I am looking into this project for the Compressed Air and Engine Oil requirements.

A17 – Compressed air and engine oil requirements can be found on plan drawing M7101, schematic drawing M7102, and equipment schedule M0203.

Q18 – On Detail Drawing M7102 there is detail drawings for these systems which reference Drawing M7101 for quantities and locations of hose reels.

A18 – Hose reels are shown on drawing M7101, additional callouts will be added to indicate hose reel locations. Engine oil reels are shown on drawing M7101, additional callouts will be added to indicate reel locations. No new Engine Anti-Freeze requirements. Only waste anti-freeze together with waste engine oil and new engine oil is required.

Q19 – Although there is Compressed Air process piping shown there are no Hose reel locations indicated.

A19 – Hose reels are shown on drawing M7101, additional callouts will be added to indicate hose reel locations.

Q20 – There also is no mention of the engine oil reel quantities or locations.

A20 – Engine oil reels are shown on drawing M7101, additional callouts will be added to indicate reel locations.

Q21 – Specification Section 43 40 05 Calls for equipment for Compressed Air, Engine Oil as well as Engine Antifreeze. There is no indication of Engine Antifreeze on the drawings.

A21 – No new Engine Anti-Freeze requirements. Only waste anti-freeze together with waste engine oil and new engine oil is required.

Q22 – What is the concrete strength of the new slab on grade? Is hardener required?

A22 – Refer to Structural drawings - Concrete general notes - Interior slab on grade - 30 MPA.

Q23 – What reinforcement is required in the new slab on grade?

A23 – Refer to S-110 mention fiber reinforced slab details.

Q24 – With reference to repair detail 9/S020, note 1: reference is made to Spec Section 03 64 23. Please provide us with this specification section as it is not in the tender documents.

A24 – See attached Specifications 03 64 23.

Q25 – We have reviewed the project specifications and noted that both single stage and two stage fire alarm systems are mentioned. Could you please confirm which system you would like us to price for this project?

A25 – Single stage.

Q26 – The plumbing/drainage demolition drawing (M1101) is very unclear. For all the systems that are being demolished, we need additional information we need the size and length of all the piping that is being demolished for all systems including buried sanitary, vent piping, hydraulic piping, compressed air piping, and any domestic water piping. If you are not aware of this information, we can provide a price for basic cut, cap, and make safe at the system and not demo the actual pipe.

A26 – Remove all buried sanitary drains (pipe sizes do not matter). Refer to the Specifications and Site Investigation Report on Buried Piping. Remove all above-ground mechanical pipes as shown in the drawings, except storm and above-ground sanitary drains, which remain. Replace deteriorated above-ground storm and drain connections/risers/cleanouts at 9 locations (see Specifications and Site Investigation Report). This is part of the contractor's scope.

Q27 – Second, I need to know the quantity of the fixtures that are being demolished.

A27 – First floor: 2 lavatories, 2 water closets, 2 urinals.  
Second floor: 1 lavatory, 2 water closets, 1 urinal, 1 kitchenette sink.

Q28 – Third, please confirm who will be providing the excavation and backfill.

A28 – Excavation and backfill is part of contractor's scope of work.

Q29 – For drawing M1102, I also need to know what fixtures are being demolished and how many of each. / . M1102, please confirm quantity and type of fixtures to be replaced.

A29 – First floor: 2 lavatories, 2 water closets, 2 urinals. Second floor: 1 lavatory, 2 water closets, 1 urinal, 1 kitchenette sink.

Q30 – For drawing M1103, I need to know how much of the condensate pipes is being demolished or is it cut, cap and make safe at the system. I also need to know how much of the refrigeration pipe is being demolished. / M1103, please confirm how much of the condensate & refrigeration pipes are being demolished.

A30 – Remove all buried sanitary drains (pipe sizes do not matter). Refer to the Specifications and Site Investigation Report on Buried Piping. Remove all above-ground mechanical pipes as shown in the drawings, except storm and above-ground sanitary drains, which remain. Replace deteriorated above-ground storm and drain connections/risers/cleanouts at 9 locations (see Specifications and Site Investigation Report). This is part of the contractor's scope.

Q31 – If possible, please also provide a 2nd floor plumbing and drainage plan.

A31 – 2nd floor scope of work is direct plumbing fixture replacement. No detailed 2nd floor plumbing drawing is required.

Q32 – With reference to specification section 10 14 37 Exterior Signage: what exterior signage is required? There is only an accessible parking sign shown on drawing A002. Are the signs on drawing A803 Signage schedule which are indicated as being "exterior" supposed to be under this section and all the other signs on the schedule are under spec section 10 14 00 Interior Signage?

A32 – Refer to revised section 10 14 37 - which includes for the exterior sign for accessible parking space. Refer to signage schedule in drawings for all other signs.

Q33 – With refence to Spec Section 10 28 13 Washroom and shower accessories: please clarify which items the Owner is supplying. Under General Requirements on page 1 of this section, there are 6 items listed to be supplied by NEXT Plumbing (which the Owner will purchase). But further on in the specification section some of these items say "supplied by Owner, installed by Contractor" while others do not say that. Who is supplying the clothes hooks?

A33 – Refer to revised spec section 10 28 13 - NEXT plumbing has been removed. Items not indicated as supplied by owner are to be supplied by the General Contractor.

Q34 – Please confirm the bid form indicates for the excavation of material underneath the slab to be as contaminated soil, as we are noting heavy oil contaminants but no chemical report has been completed please confirm we are assuming all soil inside the building to be Table 3, if we are to assume Table 1 or 2 it will have a major difference in cost.

A34 – Refer to Specification 31 23 03, Section 1.6 (items 3, 4, and 5) for the soil contamination scope of work. The contractor shall include the cost for complete removal of the contaminated soil.

Q35 – Please confirm the bid form indicates we are to utilize option 2 geo piers noted in the geotechnical, no further specification or details have been provided for the geo piers, we will

need a preliminary design and details such as spacing and sizing to be able to properly price out this item.

A35 – Refer to S 110 - structural addendum drawings for option 2- Geo piers design and submittal requirements.

Q36 – Please confirm 5.2.3.2 of the bid form indicates soil inclusions under neath geo piers, is the expectation that these are the geo piers or is this referring to something else, if so please confirm the directive.

A36 – Roof openings and framing is listed as separate item. There is no roof construction item related to Geopiers.

Q37 – As indicated in the bid form, Scope A is the cutting to subgrade, removal and replacement of the backfill under the slab, Scope B is for the new geo piers, please confirm as indicated in the bid form Scope B is to be Option 2 of B1 of the geotechnical, more design is required to properly price out this geo piers option.

A37 – Yes, Scope B- is for Geo pier design and relevant excavation and backfill. Refer to structural addendum drawings for Geo piers performance specifications.

Q38 – Please confirm if helical piles can be utilized in lieu of geo piers.

A38 – An equivalent may be considered, provided all requirements are met and the contaminated soil below is completely removed. The contractor must submit a complete substitution request for the proposed change for approval.

Q39 – Please confirm if discussions have been had with the City to allow partial occupancy for FIFA.

A39 – After completion of Phase 1 (Pre-FIFA), the contractor will need to reach out to the city building inspector and obtain approval for conditional occupancy before turning the area back over to EMS

Q40 – Reviewing the scopes required to be completed in Phase 1, the vehicle exhaust system requires the full electrical distribution upgrade along with the all new fire alarm system to properly allow for all the new exhaust equipment, this work will not be able to be completed within the 3 month period while also completing the heavy structural upgrades as we know submittals and PO issuance will take up weeks of the 3 months. Please confirm as the most viable strategy can we shift focus to the completion of the new slab, underground mechanical and lifts prior to FIFA and the full mechanical and electrical systems Post-Fifa if not please provide a detailed plan forward on what we are to complete Pre Fifa.

A40 – The vehicle exhaust system is not dependant on the fire alarm and the electrical upgrade. The vehicle exhaust system has its own sensors to trigger the respective exhaust fans. Refer to drawing E801 for intent for new electrical connections for pre-FIFA scope to be fed from existing electrical infrastructure. There are 2 fans: EF-10, EF-11 that are for the vehicle tailpipe exhaust that do not require a power upgrade. The existing MAU units will remain for the pre-fifa period and the existing UH to remain in the pre-fifa stage. The replacement and upgrade of those units are the major components requiring the power upgrade.

Q41 – Our understanding is the engine oil and anti freeze systems will have long lead items and submittal periods associated with them, is this work able to happen Post-Fifa, please confirm

the critical elements required to be completed Pre-Fifa, understanding some items may be out of our reach.

A41 – The engine oil and anti freeze systems to happen Post-Fifa. Submittals expected within the first week after City's PO issuance.

Q42 – The specification for the oil interceptor also indicates a grease interceptor, the drawings although currently dont call for a grease interceptor, please confirm.

A42 – Only oil interceptor is required. There is no grease interceptor requirement.

Q43 – The specification indicates model OMC-6000 for the oil interceptor but the drawing M-008 indicates model OT-750, please confirm what model we are to price.

A43 – Use OT-750 or any similar approved equal.

Q44 – Could you please provide a floor finish plan for the 1st floor?

A44 – Refer to Room Schedule on drawing A901.

Q45 – Can you please provide soil analysis data for existing subsurface/ contaminated soils?

A45 – Refer to Specification 31 23 03, Section 1.6 (items 3, 4, and 5) for the soil contamination scope of work. The contractor shall include the cost for complete removal of the contaminated soil.

Q46 – Can you please provide a breakdown of what furniture is supplied by the GC vs the City?

A46 – City will be supplying the lockers/office desks and office chairs.  
Everything else will be supplied and installed by the GC including Kitchen appliances

Q47 – Could you please specify the rebar sizing and pattern for the new 200mm slab on grade?

A47 – Please refer to structural drawing S110. The new slab-on-grade is a 200 mm thick slab reinforced with 1.8 kg/m<sup>3</sup> Tuf-Strand fiber. For structural sections and details, see drawings S302 and S303.

Q48 – Scope A and Scope B from our understanding are alternates of each other, both are currently totalling in cost for the project, can one be switched to an alternate price that does not total into the base bid, if not we are double carrying for this item.

A48 – Scope A and Scope B differ based on whether contaminated soil removal is completed. Structural Drawing S110 outlines the procedure to follow. Please note that these scopes are not intended as alternates; both are part of the base bid unless otherwise directed.

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