

ADDENDUM NO.04: SECTION 00 91 04

1.0 GENERAL INSTRUCTIONS

- 1.1 The information contained herein will constitute an addendum to the Specifications and Drawings for:

UNIVERSITY OF TORONTO

DENTISTRY CLINIC 2

PROJECT NUMBER P065-21-050

- 1.2 Upon receipt of bids, it will be assumed that all matters pertaining to this addendum are included in the base bid amount.
- 1.3 The following revisions will amend the specifications and drawings and all items added or deleted thereon will be included for in the bid submission.

2.0 DIVISION 00, DIVISION 01 DOCUMENTS

- 2.1 Refer to DIVISION 00 Bid Form Section 00 41 13
1. Replace the section in its entirety with the attached revised Bid Form
- 2.2 Refer to DIVISION 00 Procurement Form Supplements Section 00 43 00
2. Replace the section in its entirety per the attached revised Procurement Form Supplements

3.0 ADDENDUM SUMMARY

Refer to accompanying Addendum Summary dated 25 June 2026 bearing consultant's number #24082 and totalling 30 pages for a list of additions, deletions, or revisions to the technical drawings and specifications.

4.0 BIDDERS' QUESTIONS

- 4.1 Refer to the following Bidders' questions at time of Bidders' site tour, and Consultant's Answers:

Q1. "Geotechnical data — Section 00 31 00 (48.1) lists the geotechnical report as "intentionally omitted." We have a new elevator pit going below grade with no water-table or soil data. Please confirm the design groundwater condition otherwise we will not be able to price this scope properly."

A1. *The new elevator pit does not extend below grade. Please see architectural set sheets A4301 drawings 5, 6 and 7, A1301 drawing 3, and structural set sheet S2001 for the elevation of the elevator pit.*

Q2. "Pit Waterproofing Detail: The structural set (S2000 / S4000) shows the new pit (300mm raft slab, 190 block shaft walls) but no waterproofing detail or system call-out for the pit walls/base. Please issue the applicable detail."

A2. *The 300mm raft slab shown on structural set sheet S2000 is not the elevator pit slab. S4000 drawing 5 shows the raft slab at the parking garage level, and drawing 1 shows the elevator pit slab above it. Since the elevator pit slab is set above the parking garage floor slab, not below grade, it does not require waterproofing. Please see architectural set sheet A4301 drawings 5, 6 and 7, A1301 drawing 3, and structural set sheet S2001 for the elevation of the elevator pit.*

- Q3. "Waterproofing tie-in to existing foundation. Please confirm the detailing and substrate condition where new below-grade work meets the existing 1958 foundation. The archival drawings (App D) are scanned and not dimensioned; we'll need a dimensioned set to verify."
- A3. *The conditions below the existing slab on grade in the parking garage are unknown. Specifications section 07 01 10 is included in case a waterproofing membrane does exist and would need to be replaced due to the cutting and infill scope in the parking garage. Existing site conditions are to be verified on site by the contractor, and are to be reported to the consultant and client prior to proceeding with the work. See revised DIVISION 0 Section 00 43 00 to include a unit price for this work.*
- Q4. "We have no stated below-grade areas in the package. We need dimensioned pit/SOG areas to accurately price."
- A4. *There are no below-grade areas in the project. For elevator pit dimensions refer to architectural set sheet A4301 drawings 5, 6 and 7. Area of existing slab on grade to be cut and replaced with new slab on grade area, which extends 600mm beyond the walls of the elevator hoistway. Elevator hoistway dimensions have been added to architectural set sheet A4301 drawings 1, 2, 3, and 4 as part of Architectural Addendum No. 2.*
- Q5. "Door Schedule (drawing A6102) is making reference to Coiling Counter Doors as well as to Overhead Doors. Does Section 08 33 13 (Coiling Counter Doors) apply to both door types (Coiling Counter and Overhead)."
- A5. *Yes, they are the same, and specifications section 08 33 13 applies to both. Please see revisions in architectural set sheet A6102 as part of Architectural Addendum No. 2 which clarifies this point.*
- Q6. "Terrazzo Restoration scope clarification: From the IFT drawings and Spec Section 09 01 62 (cementitious terrazzo, "TER-C"), the only terrazzo restoration work we can identify is:
- Patient Lobby (Room M200) — "patch existing floor w/ TER-C, patch and make good existing finishes where required" (room finish schedule, A6101A). We're estimating this at roughly 150–250 sf of cementitious patching/make-good — primarily the transition band where the new floor meets the existing terrazzo, plus scattered repairs.
 - Stair 227S — floor finish TER-C — roughly 50–75 sf.

That's on the order of 200–300 sf of TER-C total — a rough allowance only, to be confirmed by site measurement (the spec notes existing terrazzo thickness is unknown and to patch "where required").

For clarity, we're reading the rest as not part of this line: the main lobby terrazzo is "existing to remain — protect from damage" (keynote D16), and the new epoxy terrazzo flooring (TER-E, 09 66 23) and precast epoxy terrazzo stair treads (TER-ES, 09 66 24) are separate sections we are not including.

Can you confirm:

- a) The specific rooms/areas you want covered under "Terrazzo Restoration."
- b) Whether it's limited to the TER-C cementitious patch & make-good (09 01 62), or if you also expect cleaning/refinishing of the existing-to-remain terrazzo or the terrazzo cove base."

- A6. *The terrazzo restoration scope is limited to the Patient Lobby floor area. It is anticipated that demolition of the ramp may result in some damage to the existing terrazzo that is to remain. There is also a small area of terrazzo adjacent to the ramp that is slated for removal (refer to Drawing 2 on sheet A1101 for extent of demolition) . A floor box is also to be installed roughly in the center of the room. Beyond these areas, the spec section is intended to cover patch and repair of any spot damages to the existing terrazzo that may occur during construction. There is no*

terrazzo repair required on Level 2; any existing terrazzo on this floor will be covered with new flooring and would only need to be levelled as required. Cleaning and refinishing of the existing terrazzo to remain is included in the scope of work. Clarifying notes have been added to architectural set sheet A6101A as part of Architectural Addendum No. 2.

- Q7. "We note the requirement to submit named subtrades, detailed cost breakdowns, and labour rates at tender close. Due to the coordination and verification required to compile this information accurately, this will be difficult to complete at the time of tender given the project complexity, and may increase the risk of errors or incomplete information.

We respectfully request consideration of a two-stage submission, with the base bid provided at closing and the detailed subtrade listings, cost breakdowns, and hourly wages submitted within 24–48 hours thereafter."

A7. *See revised Bid Form and Procurement Form Supplements.*

- Q8. "Based on the Supplementary Conditions (GC 14.2 – General Labour Conditions), Please clarify:

- Whether compliance with the Carpenters' ICI Collective Agreement applies to all project work or only to work within the Carpenters' trade jurisdiction
- Whether other trades are required to follow their respective union collective agreements, and if so, which agreements apply
- Whether non-union subcontractors are permitted for any portion of the Work
- Whether the stated \$10M threshold triggers mandatory union requirements for this project, and how it applies to this contract
- Whether there are any restrictions on mixing union and non-union labour on site"

A8. *The University doesn't provide guidance on the interpretation of the Union Agreements. The Bidders/Contractor are responsible for ensure they comply with the Labour Conditions described in GC 14.2 – General Labour Conditions amended by SC63.8.*

- Q9. "Fire Resistance Rating Suffix Legend on drawings A0201 and A0202 indicates symbol '-NX' as new fire rating on existing wall. For most of such locations indicated to receive new fire ratings on existing walls, floor plans (drawings A1401 to A1404) do not indicate additional fire rated furrings or similar application."

A9. *The consultant team has determined that the construction of the existing walls with -NX suffixes likely achieves the desired fire-ratings. Walls that did not achieve the desired fire-rating have already been addressed in the design of the project, as has any requirements for fire-rated closures in these walls, and this work is already included within the scope of the drawings and specs.*

Not every wall within the project area has been thoroughly investigated by the consultant team, so the contractor will need to verify all existing conditions on site with the client and consultant to determine the exact extent of interventions needed. The details on Sheet A0221 and the corresponding schedule on that sheet with estimated quantities covers repairs for all existing walls and slabs with -XX and -NX suffixes in the life safety plans.

In general, for all existing walls to remain that require a new fire-rating, it will be the responsibility of the contractor to ensure that:

- *The walls extend to the underside of the slab above.*

- All new and existing penetrations are properly firestopped (refer to details on Sheet A0221).
- All holes and cracks in the existing walls are repaired (refer to details on Sheet A0221).

Q10. "Please advise if work to relocate existing N02 and O2 pipes at underground parking to be completed after hours."

A10. *This work will need to be completed after hours to avoid impact to building users.*

Q11. "Please advise if there any other mandatory base building contractors required on this project aside from the Abatement contractors as noted in tender documents."

A11. *Please refer to Division 00 Section 00 21 13 for the Prequalified Roofing Subcontractor.*

Q12. "Rented Parking Space. As per exterior logistics plan, contractor to rent parking space from UofT for duration of use for garbage container. Please advise cost to rent space to ensure fairness to all bidders as this is a fixed cost."

A12. *The rental cost for one (1) exterior parking space at the south east corner of the Dentistry building is \$390/month.*

Q13. "Physical Access Control System: Just wondering if there is a specific vendor or technology requirement for access control. Is this site connected back to any other buildings that would need to be interconnected?"

A13. *The scope of physical access control for this project is limited to interior doors with door hardware as indicated in technical drawings and specifications.*

Q14. "Please advise who the base building contractors are for BAS and Fire Alarm, if any."

A14. *There is no 'base building BAS contractor'. Approved manufacturers for BAS controls are: Honeywell, Johnson Controls, Siemens, Automated Logic, and Schneider Electric. The fire alarm panel at the Dentistry building is an EST-3. The proprietary company who is to conduct the verification with the electrical contractor is Chubb.*

Q15. "Is there a report regarding the disposal of excavated soil at SOG & Elevator shaft?"

A15. *There is no soil report available.*

Q16. "Humidifiers, Specification 23 84 13. Humidifiers to be complete with BACnet MSTP communication option and are to include OEM controller. Please confirm units include make up water valve and bypass valve as part of their assembly, and are not be supplied external to unit as shown on M-603. Further, Humidifier status and enable are shown on M-603 as hardwired, please confirm if these points should be hardwired or via BACnet to the Humidifier OEM controller."

A16. *The makeup water valve and by-pass valves are from the humidifier supplier.*

Q17. "HRV, Specification 23 74 13. Assumption is that the HRV is the air handling unit specified in 23 74 13, complete with full factory installed control system. Please confirm unit includes all required valves, damper actuators, and sensors. Controls to integrate via BACnet MSTP only and provide mechanical wiring where loose shipped items are provided with the unit. Please confirm that all points shown on M-603 are to be provided through the communication port on the OEM controller."

A17. Yes, confirmed with HRV supplier, the communication port are on the OEM controller. The glycol control valves are provided by the HRV supplier and installed by mechanical contractor on site, the control point of valves are on the OEM controller.

Q18. "Control Dampers, Specification 23 33 00 and 25 05 00. Control dampers are specified as supplied both in Sections 23 33 00 and 25 05 00. The Division 25 specification does say "unless otherwise specified elsewhere". Please clarify as to who is to supply the control motorized dampers."

A18. The motorized dampers will be provided by the supplier.

Q19. "Flammable Gas Detection, Mech Drawing M-403. It is assumed that the symbol consisting of a circle with an "F" inside represents the actual sensor in the return/exhaust air ducts, and that the AU is the audible horn/strobe assembly. Please confirm this is correct."

A19. Yes, correct. F is flammable vapor detector. AU is audible horn / strobe assembly.

Q20. "Heat Trace. There are 5 heat trace units scheduled, but none are indicated on the controls details for monitoring. Please confirm if DIV 25 is to monitor/enable heat trace."

A20. The heat tracing shall be monitored by BAS.

Q21. "Split AC units. There are 5 units on the schedule and floor layouts, but drawing M-603 shows a 6th unit in the basement connecting into the new controls system. Please advise if there are 5 or 6 units in the scope of work, and provide details for unit AC-6 if required."

A21. There are a total of 5 split air conditioning units.

END OF ADDENDUM NO. 04