

Number: 24-101-024 **Change:** 14

Date: 05/15/2025

Project:	24-101 - CITYTORO - Shelter Building Renovation		
Location:	CITYTORO - 2299 Dundas St. W. Toronto 2299 Dundas St. W., Toronto, Office M6R 1X7		
Cost Code:	221000		
Scope:	Original		
Subject:	Basement Sanitary Revision (NOPC 24)		
Subcontractor:	Consult Mechanical 200 Tesma Way Unit 9 Concord, Ontario L4K 0J9	Bill to:	ROSSCLAIR Contractors Inc. 59 Comstock Road, Suite 1 Toronto, Ontario M1L 2G6
Contact:	Marc Rossy 905 738 1400 marc@consultmechanical.com	Manager:	Herman Durazno 416-285-0190 416-285-0192 (fax) hermand@rossclair.ca
Terms:	When Paid % Retainage: 10	Ship To:	ROSSCLAIR Contractors Inc. 59 Comstock Road, Suite 1 Toronto, Ontario M1L 2G6

Scope of Work

Item	Description	Amount (\$)
1	NOPC-24-Basement Sanitary Revision Extra for revised routing of the sanitary drainage pipes as per NOPC 24. Labour hours include excavation to a depth of approximately 4 ft across the entire ground floor using a shovel, as well as backfilling where necessary. Additionally, determining the elevations for piping through the mechanical room in the basement.	18,064.23
Subtotal (\$)		18,064.23
✓ (0% No Tax 0% 104611223) Tax (\$)		0.00
✓ (13% HST - 13%) Value Added Tax (\$)		0.00
Total With Tax (\$)		18,064.23
Original Value:		1,650,000.00
Previous Approved Changes:		83,525.89
Value of This Change:		18,064.23
Revised Value:		1,751,590.12
"SUBCONTRACTOR" Consult Mechanical BY:_____		"CONTRACTOR" ROSSCLAIR Contractors Inc. BY:_____
TITLE:_____		Herman Durazno TITLE:_____

DATE:_____

DATE:_____

Project: 24-101 - CITYTORO - Shelter Building Renovation
Date: 05/15/2025
Document: 24-101-024

The following contract documents are hereby incorporated by reference. These documents may be viewed online and downloaded in their entirety at: <https://rossclair.flex.redteam.com/planroom>

Enter Project Number **24-101 when accessing the online planroom.*

Name	Date	Author	Scope
_TOR.122388.0002-SPEC-20230707-2299 Dundas IFT Specifications_Compiled	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Part 1 - Request for Tenders Process REVISED	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Part 2 - Construction Agreement	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Part 3 - Drawings and Specifications	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Part 4 - Form B Bid Bond	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Part 4 - Form C Experience and Qualifications	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Part 4 - Form D List of Subcontractors Form	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Part 5 - Instructions to Pricing	2024-03-06	ROSSCLAIR Contractors Inc.	Original
_TOR.122388.0002-DWG-20230707-2299 Dundas St Shelter Reno - IFT Drawings_Compiled	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Add - Part 1 - Request for Tenders Process REVISED	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Addendum No 1	2024-03-06	ROSSCLAIR Contractors Inc.	Original
ADD 2 - SGMP-2299 Dundas-Aug2019 1	2024-03-06	ROSSCLAIR Contractors Inc.	Original
ADD 2HASP-2299 Dundas-Aug2019 1	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Addendum No 2 3	2024-03-06	ROSSCLAIR Contractors Inc.	Original
ADD 2 - 2299 Dundas St W_Phase II ESA_Nov 2019_opt 1	2024-03-06	ROSSCLAIR Contractors Inc.	Original

ROSSCLAIR Contractors Inc.: _____

Subcontractor: _____

Project: 24-101 - CITYTORO - Shelter Building Renovation
Date: 05/15/2025
Document: 24-101-024

Name	Date	Author	Scope
ADD 2 - Phase One ESA Report - 2299 Dundas-FINAL_	2024-03-06	ROSSCLAIR Contractors Inc.	Original
ADD 3 Part 2 - Construction Agreement REVISED	2024-03-06	ROSSCLAIR Contractors Inc.	Original
ADD 3 TOR.122388.0002-BID-20230925-DTAH-Architectural Addendum No 1	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Addendum No 3 3	2024-03-06	ROSSCLAIR Contractors Inc.	Original
ADD 3 - Part 3 - Drawings and Specifications REVISED	2024-03-06	ROSSCLAIR Contractors Inc.	Original
ADD 4 - TOR.122388.0002-BID-20230929-HIDI-Mechanical ADD-M1	2024-03-06	ROSSCLAIR Contractors Inc.	Original
ADD 4 - TOR.122388.0002-BID-20231003-HIDI-Mechanical ADD-M2	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Addendum No 4	2024-03-06	ROSSCLAIR Contractors Inc.	Original
ADD 5 TOR.122388.0002-BID-20231012-HIDI-Mechanical ADD-M3	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Addendum No 5	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Addendum No 6	2024-03-06	ROSSCLAIR Contractors Inc.	Original
ADD 7 TOR.122388.0002-BID-20231017-DTAH-Architectural Addendum No 5	2024-03-06	ROSSCLAIR Contractors Inc.	Original
ADD 7 -TOR.122388.0002-BID-20231018-HIDI-Electrical ADD-E02	2024-03-06	ROSSCLAIR Contractors Inc.	Original
Addendum No 7	2024-03-06	ROSSCLAIR Contractors Inc.	Original
RFI - Question 7_S3.2 - IFC	2024-06-20	ROSSCLAIR Contractors Inc.	Change 03
RFI - Question 7_S3.2 - ORIGINAL	2024-06-20	ROSSCLAIR Contractors Inc.	Change 03

ROSSCLAIR Contractors Inc.: _____

Subcontractor: _____

Project: 24-101 - CITYTORO - Shelter Building Renovation
Date: 05/15/2025
Document: 24-101-024

Name	Date	Author	Scope
RFI - Answer TOR.122388.0002-RRFI-025-20240628-JW-Beam PL Reinforcement Change	2024-07-04	ROSSCLAIR Contractors Inc.	Change 03
RFI - Question processed-062F08B7-2518-4140-BC9C-B9672D049238	2024-07-03	ROSSCLAIR Contractors Inc.	Change 05
RFI - Answer TOR.122388.0002-RRFI-034-20240723-JW-Loose Slab Edge (NOPC 02)	2024-07-23	ROSSCLAIR Contractors Inc.	Change 05
TOR.122388.0002-CD-02-20240801-JW-4th Floor Lead Paint PC-01_signed	2024-08-01	ROSSCLAIR Contractors Inc.	Change 08
TOR.122388.0002-CD-01-20240722-JW-Existing Buried Structure_signed	2024-07-23	ROSSCLAIR Contractors Inc.	Change 04
TOR.122388.0002-NOPC-04-20240827-JW-Window Sprinklers Credit	2024-08-28	ROSSCLAIR Contractors Inc.	Change 09
TOR.122388.0002-CD-03-20240904-JW-Basement Structure Demo_signed	2024-09-10	ROSSCLAIR Contractors Inc.	Change 11
TOR.122388.0002-NOPC-05-20240904-JW-Security and IT Revisions	2024-09-11	ROSSCLAIR Contractors Inc.	Change 02
TOR.122388.0002-NOPC-06-20240911-JW-ECU-1 Power Connection	2024-09-12	ROSSCLAIR Contractors Inc.	Change 14
TOR.122388.0002-CD-01R1-20240911-JW-Existing Buried Structure_signed	2024-09-12	ROSSCLAIR Contractors Inc.	Change 04
TOR.122388.0002-NOPC-07-20241009-JW-Occupancy Sensors and Fire Smoke Dampers	2024-10-09	ROSSCLAIR Contractors Inc.	Change 17
TOR.122388.0002-NOPC-01-20240718-JW-Dryer Exhaust Reroute	2024-10-11	ROSSCLAIR Contractors Inc.	Change 19
TOR.122388.0002-NOPC-08-20241022-JW-Electrical Revisions	2024-10-22	ROSSCLAIR Contractors Inc.	Change 21
TOR.122388.0002-NOPC-09-20241022-JW-Plumbing Partition Conflicts	2024-10-23	ROSSCLAIR Contractors Inc.	Change 22
TOR.122388.0002-NOPC-10-20241029-JW-Ductwork Girder Interferences	2024-10-30	ROSSCLAIR Contractors Inc.	Change 23
TOR.122388.0002-NOPC-05R1-20241028-JW-Security and IT Revisions	2024-10-29	ROSSCLAIR Contractors Inc.	Change 02

ROSSCLAIR Contractors Inc.: _____

Subcontractor: _____

Project: 24-101 - CITYTORO - Shelter Building Renovation
Date: 05/15/2025
Document: 24-101-024

Name	Date	Author	Scope
TOR.122388.0002-NOPC-11-20241106-JW-Digital Check Meter	2024-11-07	ROSSCLAIR Contractors Inc.	Change 24
RFI - Answer TOR.122388.0002-RRFI-066-20241018-NAG-Fibreglass Windows Confirmation	2024-10-21	ROSSCLAIR Contractors Inc.	Change 29
TOR.122388.0002-NOPC-16-20241128-JW-Girder Opening Reinforcement Epoxy	2024-12-02	ROSSCLAIR Contractors Inc.	Change 32
TOR.122388.0002-RRFI-075-20250121-JW-Beams Required for Canopy NOPC 19	2025-01-23	ROSSCLAIR Contractors Inc.	Change 38
TOR.122388.0002-NOPC-18-20250116-JW-Entrance Fire Line	2025-01-17	ROSSCLAIR Contractors Inc.	Change 34
TOR.122388.0002-NOPC-14-20241125-JW-Localized Slab on Grade Reinstatement	2024-11-29	ROSSCLAIR Contractors Inc.	Change 30
TOR.122388.0002-CD-08-20250121-NAG-Scoping Existing PLB Services_signed	2025-02-04	ROSSCLAIR Contractors Inc.	Change 39
TOR.122388.0002-NOPC-20-20250207-JW-Roof Curb Reinforcement and Post Connection Details	2025-02-07	ROSSCLAIR Contractors Inc.	Change 40
TOR.122388.0002-CD-09-20250207-JW-Underpinning_signed	2025-02-10	ROSSCLAIR Contractors Inc.	Change 41
TOR.122388.0002-NOPC-21-20250210-JW-Sanitary Relocation	2025-02-11	ROSSCLAIR Contractors Inc.	Change 43
RFI - Question RFI 24-229-007 FS-1, Shower alternate, ramp and curb details	2024-12-10	ROSSCLAIR Contractors Inc.	Change 49
RFI - Answer TOR.122388.0002-RRFI-088-20241220-JW-FS-1, Shower Alternate, Ramp	2025-01-02	ROSSCLAIR Contractors Inc.	Change 49
RFI - Question 2299 Dundas Street West -	2025-03-10	ROSSCLAIR Contractors Inc.	Change 52
RFI - Question Dundas Shelter- Generator Escalation	2025-03-10	ROSSCLAIR Contractors Inc.	Change 52
RFI - Answer TOR.122388.0002-RRFI-110-20250318-JW-Elec Distribution Cost Escalation	2025-03-19	ROSSCLAIR Contractors Inc.	Change 52
TOR.122388.0002-NOPC-23-20250328-JW-Basement Storm Drainage Revisions	2025-03-28	ROSSCLAIR Contractors Inc.	Change 55

ROSSCLAIR Contractors Inc.: _____

Subcontractor: _____

Project: 24-101 - CITYTORO - Shelter Building Renovation

Date: 05/15/2025

Document: 24-101-024

Name	Date	Author	Scope
Mechanical:			
TOR.122388.0002-SI-008-20240820-JW-Sump Pit Relocation_page_1	2025-02-14	ROSSCLAIR Contractors Inc.	Change 45
TOR.122388.0002-SI-008-20240820-JW-Sump Pit Relocation_page_2	2025-02-14	ROSSCLAIR Contractors Inc.	Change 45
TOR.122388.0002-SI-008-20240820-JW-Sump Pit Relocation_page_3	2025-02-14	ROSSCLAIR Contractors Inc.	Change 45
TOR.122388.0002-NOPC-24-20250423-JW-Basement Sanitary Revision	2025-04-28	ROSSCLAIR Contractors Inc.	Change 63

ROSSCLAIR Contractors Inc.: _____

Subcontractor: _____

Project: 24-101 - CITYTORO - Shelter Building Renovation

Date: 05/15/2025

Document: 24-101-024

The following Attachment is hereby incorporated by reference:

Name

- 1 24-229-COR018 NOPC 24 - Basement Sanitary Revision R.1
<https://redteam.link/frith6x>

ROSSCLAIR Contractors Inc.: _____

Subcontractor: _____



54 Audia Court, Unit 2
Concord, ON L4K 3N5
(905)-738-1400

Change Order Quote

Project: 2299 DUNDAS - SHELTER RENOVATION

Date: Apr 25, 2025

Change Order No.: 24-229-COR018

Attn

Issued by

Paddy Devlin

INZAMAN KHAN

ROSSCLAIR CONTRACTORS INC.

59 COMSTOCK ROAD, UNIT 1 TORONTO, ON M1L 2G6

Quote Validity: 30 Days

Subject: NOPC-24-Basement Sanitary Revision

Extra for revised routing of the sanitary drainage pipes as per NOPC 2. Labour hours include excavation to a depth of approximately 4 ft across the entire ground floor using a shovel, as well as backfilling where necessary. Additionally, determining the elevations for piping through the mechanical room in the basement.

R.1: Labour Hours for excavation have been removed. Please note that even without excavation someone have to be present there to oversee and ensure the levels are accurate.

Note:

-Tax not included in the price. HST will be extra.

Exclusions:

-Cutting ,chipping and pouring.

-Backfilling material by local material only.

Description	Qty	Unit	Unit Rate	Amount
Labour 3 men 1 weeks @9 hrs each	108.00	Hrs	130.00	\$14,040.00
Material (Breakdown Attached)	1.00	Each	1,668.03	\$1,668.03
			OH & P	\$2,356.20
			Total	\$18,064.23

Material Breakdown: NOPC 24 - Basement Sanitary Revision

Line	Product and Description	Quantity	Qty UM	Amount(Net)
1	6X4SDRY 6"X4"X45D PVC WYE SDR35	1.00	EA	\$ 122.00
2	4SDR45 4"X45D PVC ELBOW HXH SDR35 BDS	1.00	EA	\$ 11.69
3	4SDRPGREEN 4"X10' PVC GREEN SDR35 SEWER PIPE 003645	7.00	EA	\$ 246.96
4	1PVCCEMENT 950ML PVC S40 SOLVENT CEMENT GREY W/DAUBER	1.00	EA	\$ 39.69
5	1CLEARPRIMER 950ML 3PRIMER PVC/CPVC W/BRUSH	1.00	EA	\$ 29.25
6	4MJY 4X4" Y 40440	1.00	EA	\$ 30.35
7	4MJMCO 4" MALCOM - END CLEANOUT 64340	1.00	EA	\$ 42.29
8	4MJ45 4" BEND-1/8-45 SHORT TURN 31840	10.00	EA	\$ 147.28
9	4MJ90 4" BEND 1/4 - 90 SHORT TURN 31440	2.00	EA	\$ 41.22
10	4MJJP 4" X 10FT MJ CAST IRON PIPE 100MM 14100	4.00	EA	\$ 662.87
11	4MJCOUP 4" CI TO 4" CI MJ COUP NO HUB	26.00	EA	\$ 211.12
12	4HNGR41 4 PRE-GALV SWIVEL RING HGR #41	12.00	EA	\$ 51.11
13	38DROPIN 3/8-16 DROP IN	12.00	EA	\$ 5.04
14	38ATRPLATED 3/8-16 X 120" ZINC PLATED	4.00	EA	\$ 27.16
			Total	\$ 1,668.03



The following changes to plans and specifications are contemplated revisions to the contract. Work is subject to further review by the Consultant and Owner and is NOT to proceed until authorized by written directive from the Consultant. Provide quotation for the change, excluding value added taxes (GST/HST/TVQ), for review by the Consultant and Owner. All material and workmanship to be as described in the contract documents unless otherwise stated. Contractor to submit an itemized quotation for changes to the contract value and, if necessary, to the project schedule within seven (7) calendar days of the date hereon. Amount quoted to include any additional costs as a result of adjusting the manpower or work schedule so as not to delay the overall contract time.

Brief Description of Contemplated Change:

References: HIDI's Contemplated Change Notice CCN-M06, dated April 21, 2025 (2 Pages, attached).

Description:

1.0 Provide all equipment, material, labour, and supervision to revise routing of sanitary drainage pipes in the basement, per HIDI's CCN-M06, attached.

Provide labour and materials cost breakdown for each major discipline, along with quotation for Consultant's review.

L.S.: \$ _____ + HST

Additional Time: _____ Working Days

Per:

READ JONES CHRISTOFFERSEN LTD.

April 23, 2025

Date

Date

April 23, 2025

Contractor

ROSSCLAIR Contractors
Inc.
59 Comstock Rd
Scarborough, ON
M1L 2G6

Owner

City of Toronto

55 John St, 2nd Floor
Toronto, ON
M5V 3C6

Distribution

CONTRACTOR:

Herman Durazno
Sean Haughey

OWNER/ARCHITECT:

Christine Wallace

CONSULTANT(S) - RJC:

Michael Pond
Nick Gazzola
John Weiler

Project Name

2299 Dundas St W
Shelter Renovation

Project No.

TOR.122388.0002
PO #6055480

CONTEMPLATED CHANGE NOTICE



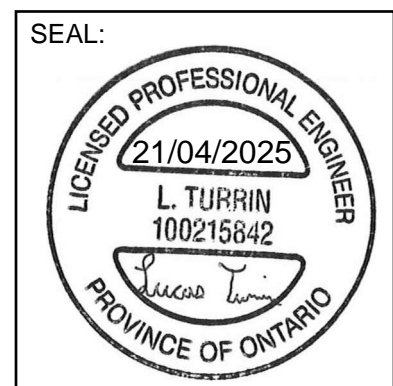
To:	Read Jones Christoffersen Ltd. 100 University Ave, Toronto, ON, M5H 4H2	No.:	M06
		Date:	April 21, 2025
		Project:	2299 Dundas - City of Toronto Shelter
Fax/Email:	ngazzola@rjc.ca		
Attention:	Nick Gazzola		
From:	Lucas Turrin	Project No.:	2023-0214

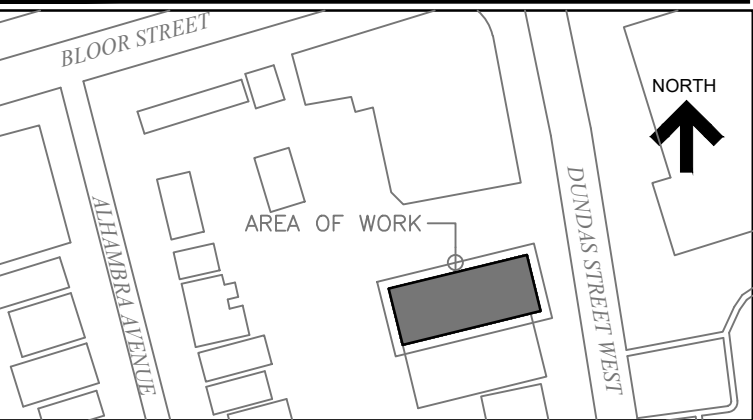
The following are proposed changes to the work for above project. Submit the cost of the proposed changes, including all sub-contract quotations, as additions or deductions to the contract amount. Quotations shall include for all materials, equipment and labour required to complete the proposed changes in full. The work covered by the Contemplated Change Notice shall not proceed until an authorized Change Notice has been issued.

REFERENCE: DRAWING M-101 BASEMENT PLUMBING

1. Revised routing of the sanitary drainage pipes as shown.

End of Contemplated Change Notice





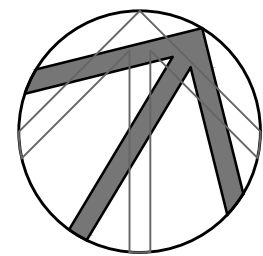
KEY PLAN

No.	Revision	Date	By
16.	ISSUED FOR CCN-M07	21/04/2025	L.T.
15.	ISSUED FOR CCN-M06	24/03/2025	L.T.
14.	ISSUED FOR CCN-M05	24/03/2025	L.T.
1.	ISSUED FOR CONSTRUCTION	02/04/2024	L.T.

Drawing Notes

- All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJCL") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJCL whether the Work is executed or not, and RJCL reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
- These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJCL. The work "as constructed" may vary from what is shown on these drawings.
- Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJCL in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal



Project Name

2299 Dundas Street West
Toronto, Ontario

**SHELTERS PROGRAM -
SHELTER RENOVATION**

Sheet Title

BASEMENT PLUMBING

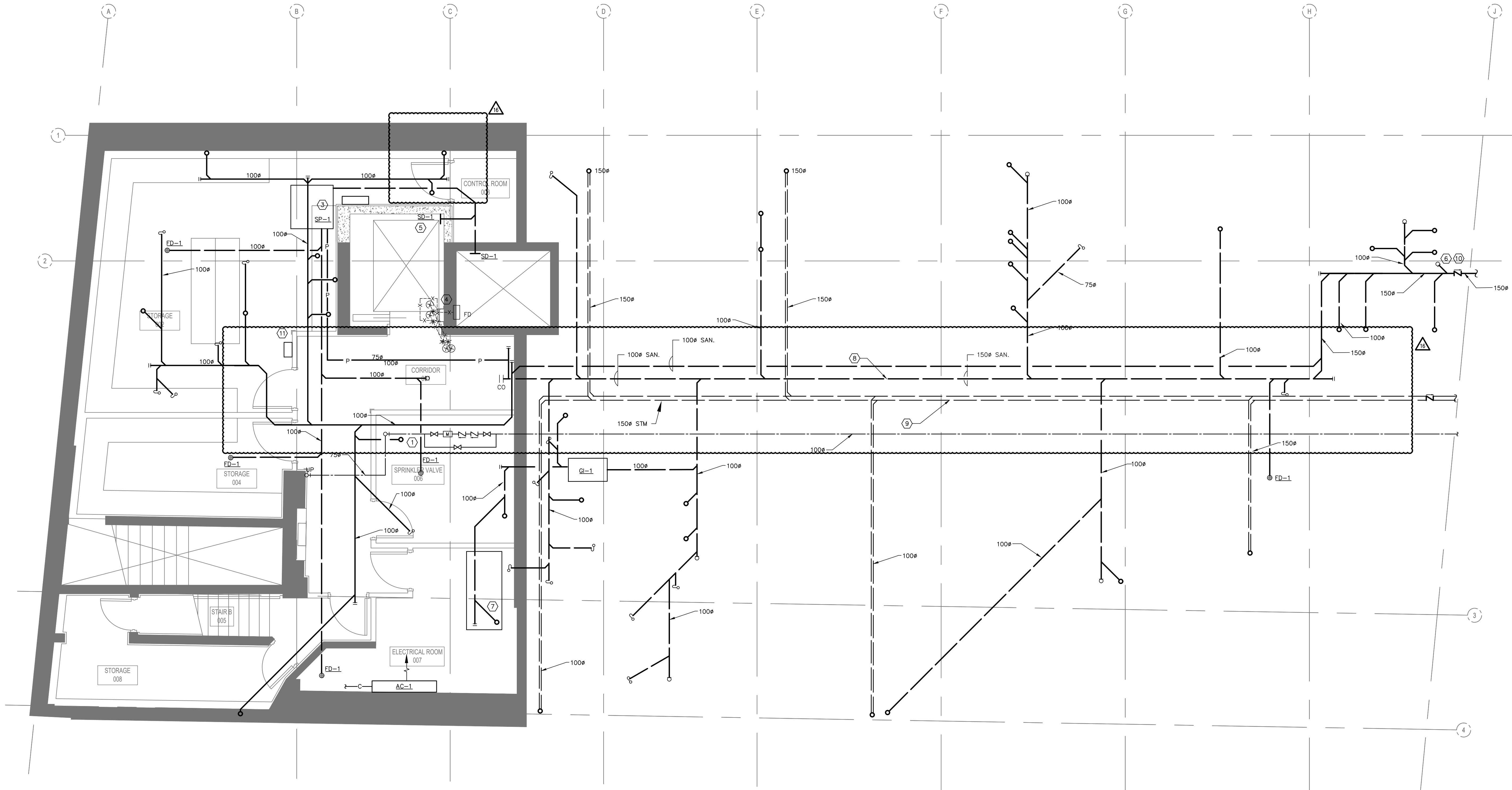
Drawn By **LT** Scale **1:50**

Designed By **LT** Date **JUNE 2019**

Project Number **2019-0035**

Sheet Number Revision

M-101



PLUMBING VENT TO BE INSTALLED AS PER OBC

DRAWING NOTES

- PROVIDE NEW WATER METER C/W DCV BACKFLOW PREVENTOR ASSEMBLY
- RESERVED.
- PROVIDE NEW SANITARY SUMP PUMP C/W CONTROL PANEL. SUMP PUMP TO BE TIED INTO BAS FOR MONITORING.
- REMOVE EXISTING ELEVATOR PIT DRAINAGE AND SUMP PUMP.
- PROVIDE NEW SCUPPER DRAIN AT THE BOTTOM OF EACH ELEVATOR PIT.
- PROVIDE CLEANOUT ON LEAVING SANITARY LINE.
- PROVIDE DRIP PAN UNDERNEATH ALL SANITARY DRAINAGE LOCATED IN ELECTRICAL ROOM COMPLETE WITH LEAK DETECTOR CONNECTED TO BUILDING AUTOMATION SYSTEM. (BAS)
- REPLACE SANITARY MAIN LINE WITH NEW. CONTRACTOR SHALL ALLOW FOR X-RAY/SCOPING OF SLAB TO VERIFY EXACT LOCATION OF EXISTING SANITARY LINE.
- REPLACE STORM MAIN LINE WITH NEW. CONTRACTOR SHALL ALLOW FOR X-RAY/SCOPING OF SLAB TO VERIFY EXACT LOCATION OF EXISTING STORM LINE.
- PROVIDE BACKWATER VALVE ON LEAVING SANITARY AND STORM MAIN
- ELECTRONIC TRAP PRIMER.