



110 Drewry Avenue
Toronto (Ontario) M2M 1C8
Tel.: 416-397-6564 or
1-800-274-3764

Addendum #2

Invitation to Tender 2024-23

For

**General Contractor services for school addition at
ÉÉC Saint-Michel, 29 Meadowvale Rd, Scarborough**

Closing date: May 7, 2024 at 2:00:00 pm local

This Addendum forms part of the Contract Documents and amends the original Bids Documents and Specifications as noted below.

Ensure all parties submitting bids are aware of all items included in this Addendum.

Acknowledge receipt of this Addendum by inserting its number on the Bid Form. Failure to do so may subject bidder to disqualification.

PART I - QUESTIONS AND ANSWERS

Question 1: Please confirm if the PA System scope is covered under cash allowance or should be carried by the electrical contractor. Spec section 01020 lists the PA System as a cash allowance item. However, drawing E1 asks for the electrical contractor to carry the cost.

Answer 1: All PA system infrastructure, cabling, equipment, and all components to be supplied and installed by Barrie Communication Equipment Limited and paid by the GC through Cash Allowance. Refer to attached quote prepared by Barrie Communication Equipment Limited – Quotation Number 9197 for further information.

Question 2: Are details for the type 3 hoarding noted on A1-1 able to be provided for reference?

Answer 2: Details for hoarding type 3 have been incorporated into drawing A1-1 R3 attached and re-issued.

Question 3: Please confirm, the cash allowance notes fire safety plan is the expectation that this is to cover the design and supply and installation of the new fire protection system, or just the design?

Answer 3: GC to refer to fire protection drawing FP-01 and hydraulic calculations included with the specs (not re-issued). GC to provide and install all fire protection system accordingly and is not required to do a design for this purpose. GC is not required to include any cost for fire safety plan which is different from the fire protection system works.

Question 4: As noted on A4.0 are we to supply and install the interactive smart board, if required please confirm manufacturer.

Answer 4: GC is to refer to electrical drawings (not re-issued) and provide only the data and receptacle outlets required for the smart interactive board. The CSC MonAvenir is responsible of providing the smart interactive boards and the GC will be responsible for their installation only.

Question 5: Bollards are noted in the typical details section but cannot be found in the site plan, please confirm.

Answer 5: No new steel bollards are required anywhere on the site.

Question 6: Could you confirm the dimensions for the W1 brick veneer on Line 1 at Stair 2.

Answer 6: Refer to specs section 04200 Masonry (not re-issued) – 'Part 2 – Products' for brick veneer.

Question 7: Please send pictures of the distribution section & nameplates for existing distribution panels.

Answer 7: Please see attached the requested photos (2).

Question 8: Can we have a tender extension? Our sub-contractors are requesting more time to understand the scope and provide a more competitive & comprehensive price, thank you.

Answer 8: Yes, see addendum 01.

Question 9: Can both the Price Breakdown portions of the Tender submission be removed from this Tender submission, and sent later? During the tender close we receive numerous quotes near the closing time making it difficult to correctly fill out the cost breakdowns at the time of the tender close. We request that we may provide the cost breakdown after the tender closing.

Answer 9: Price Breakdown must be submitted by the closing date and time. Bidders are advised to adequately manage their time in preparing their submission. Therefore, bidders must request pricing from their subcontractors and follow-up with them well before the deadline.

Question 10: Please confirm the material for the following Door Frames and windows.

- 1) Door 901a, Door 902a (Frame W1) elevation detail shows Hollow Metal Thermally Broken, door schedule references ALUM. Please clarify.
- 2) Window Type W3 and W5 elevations show Hollow Metal Thermally Broken but detail on drawings show ALUM, please clarify.

Answer 10:

- 1) Refer to specs section 00861 (not re-issued): Doors 901a & 902a to be aluminum and their frames thermally broken aluminum.
- 2) Please see attached revised drawing A8-0 R4 that includes revisions for W3. W5 remains as is: 1HR FRR Painted HM.

Question 11: As per drawing 3/A5-1 (Stair plans) it shows for Metal Steel Post to be painted, however the handrail attached to is shows stainless steel. I just wanted to confirm if we are to only paint the metal post and nothing else in the stairs (in terms of metal components).

Answer 11: Refer to drawing A5-1 & Specs Section 09900 (not re-issued). All non-stainless steel metal components related to the stairs construction to be painted. Paint colour to be approved by CSC MonAvenir before application.

PART II – CHANGES

The **unit price table** below has been added to **Appendix C – Pricing** under Section **3. Required Pricing Information (f) Unit Price**. All prices are in Canadian funds and are exclusive of HST.

MATERIAL	Unit	Unit Cost (\$CAD) HST excl.
Excavation of organic material and removal from site	m3	
Excavation of organic material and stockpile on site	m3	
Excavation of existing fill and removal from site	m3	
Excavation of existing fill and stockpile on site	m3	
Engineered fill Granular B Type II, in place, compacted	m3	
Engineered fill, with native on site excavated material, in place compacted	m3	
Imported, compacted clean fill	m3	
Crusher Run, 50mm, Imported compacted on site	m3	
Crusher Run, 19mm, Imported compacted on site	m3	
300x300 area drain	unit	

PVC SDR 38 Storm piping c/w fittings, supports, etc 200 mm de diametre	ml	
Perforated Pipe, de 150 mm de diametre	ml	
Permeable filtering geotextile fabric	ml	
Trench Excavation and Backfill	m3	
Existing Asphalt Coring	m2	
Existing Heavy Duty Asphalt Patching with All layers	m2	
Connection to existing DICB	item/job	
Sod & Topsoil	m2	

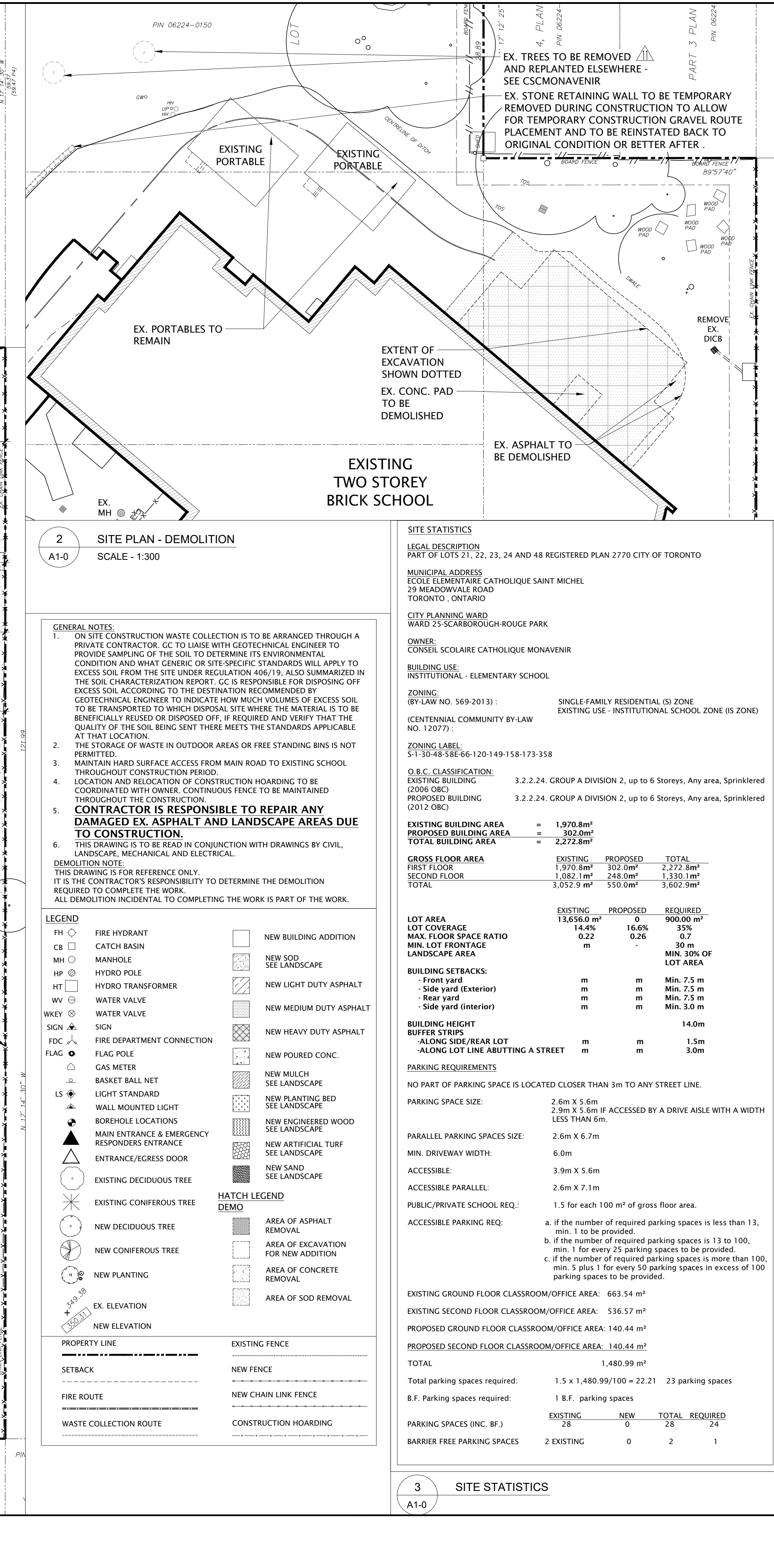
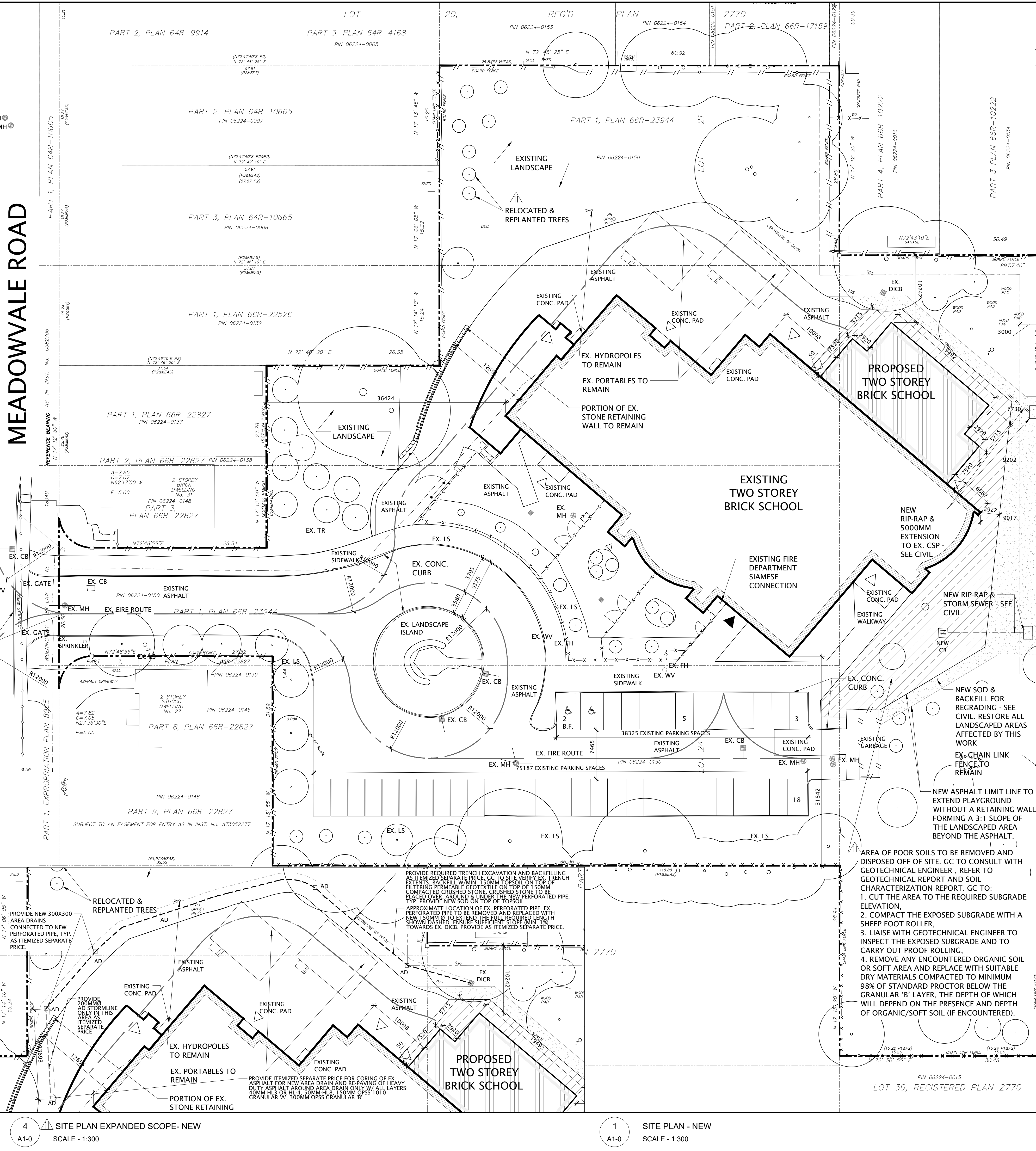
PART III - References Attached Documents

The following documentation are included in this addendum and make a part of the tender documentation:

- 1) See attached and re-issued drawing A1-0 R11 for more information including but not limited to drawing 4/A1-0 for expanded scope of work for the area around the portables. Provide itemized separate pricing for all the work mentioned in 4/A1-0;
- 2) Refer to the drawing A1-1 R3 attached;
- 3) Refer to the drawing A8-0 R4 and A4-0 R4;
- 4) Refer to the attached Mechanical & electrical addendum #1 drawing dated Apr. 24, 2024 issued by Suri & associates ltd;
- 5) Refer to the attached Mechanical & electrical addendum #2 & Apr. 29, 2024 issued by Suri & associates ltd;
- 6) See attached pictures of the distribution section & nameplates for existing distribution panels.
- 7) Refer to attached quote prepared by Barrie Communication Equipment Limited – Quotation Number 9197.
- 8) Annual Hazardous building materials reassessment 2023.

END OF ADDENDUM 2

MEADOWVALE ROAD

[illegible]

HOARDING FENCE ASSEMBLY STANDARDS:

FOR CHAIN LINK HOARDING TYPE 1 & 2:

- (a) THE MESH SHALL HAVE OPENINGS NO LARGER THAN 50 MILLIMETRES;
(b) THE MESH SHALL BE FASTENED SECURELY BOTH TO VERTICAL STEEL POSTS AND TO TOP AND BOTTOM HORIZONTAL STEEL RAILS OR 9-GAUGE STEEL WIRE; AND
(c) THE VERTICAL STEEL POSTS SHALL BE SPACED AT NOT MORE THAN 3600MM OC AND EITHER EMBEDDED AT LEAST 600 MM INTO THE GROUND OR SECURED WITH MIN. 9.4MM THICK SOLID STEEL GROUND STANDS.
(d) PROVIDE APPROPRIATE PRECAST CONCRETE HOARDING BLOCKS STAGING WHERE INDICATED IN PLAN.
(e) PROVIDE HIGH-DENSITY POLYETHYLENE KNIT SCREENING OR EQUIVALENT WHERE NECESSARY TO REDUCE DUST AND DEBRIS TRANSFER FROM CONSTRUCTION AREA TO EXISTING SCHOOL.

3. FOR SOLID PLYWOOD HOARDING TYPE 3:

- (a) THE OUTSIDE FACE SHALL BE SMOOTH EXTERIOR GRADE PLYWOOD 12.5 MM THICK (TYPE 3) / 19 MM THICK (TYPE 3A) THAT IS CLOSE-BOARDED;
(b) THE OUTSIDE FACE SHALL BE SECURELY NAILED OR SCREWED TO 89 MM X 89 MM VERTICAL POSTS SPACED AT 2400 MM OC, AND EMBEDDED SUFFICIENTLY DEEP INTO THE GROUND MIN. OF 1000MM TO PROVIDE A RIGID SUPPORT; AND
(c) THE OUTSIDE FACE SHALL BE SECURELY NAILED OR SCREWED TO 38 MM X 89 MM HORIZONTAL RAILS SECURED TO THE VERTICAL POSTS AT THE TOP, BOTTOM AND INTERMEDIATE LOCATIONS AT 600 MM OC.
(d) PROVIDE APPROPRIATE PRECAST CONCRETE HOARDING BLOCKS STAGING WHERE INDICATED IN PLAN.

HOARDING FENCE GENERAL NOTES:

THE HOARDING IS TO BE SUPPLIED, INSTALLED AND MAINTAINED IN GOOD CONDITION BY THE GC AT HIS OWN COST PRIOR TO ANY DEMOLITION, TOPSOIL STRIPPING, PRESERVING, OR ANY CONSTRUCTION ACTIVITIES ON SITE. THE HOARDING IS TO BE MAINTAINED IN GOOD REPAIR THROUGHOUT ALL PHASES OF SERVING AND CONSTRUCTION ON THE SITE. GC TO LIAISE WITH CITY TO COMPLETE A HOARDING INSPECTION IN ADVANCE OF CONSTRUCTION ACTIVITIES.

LEGEND:

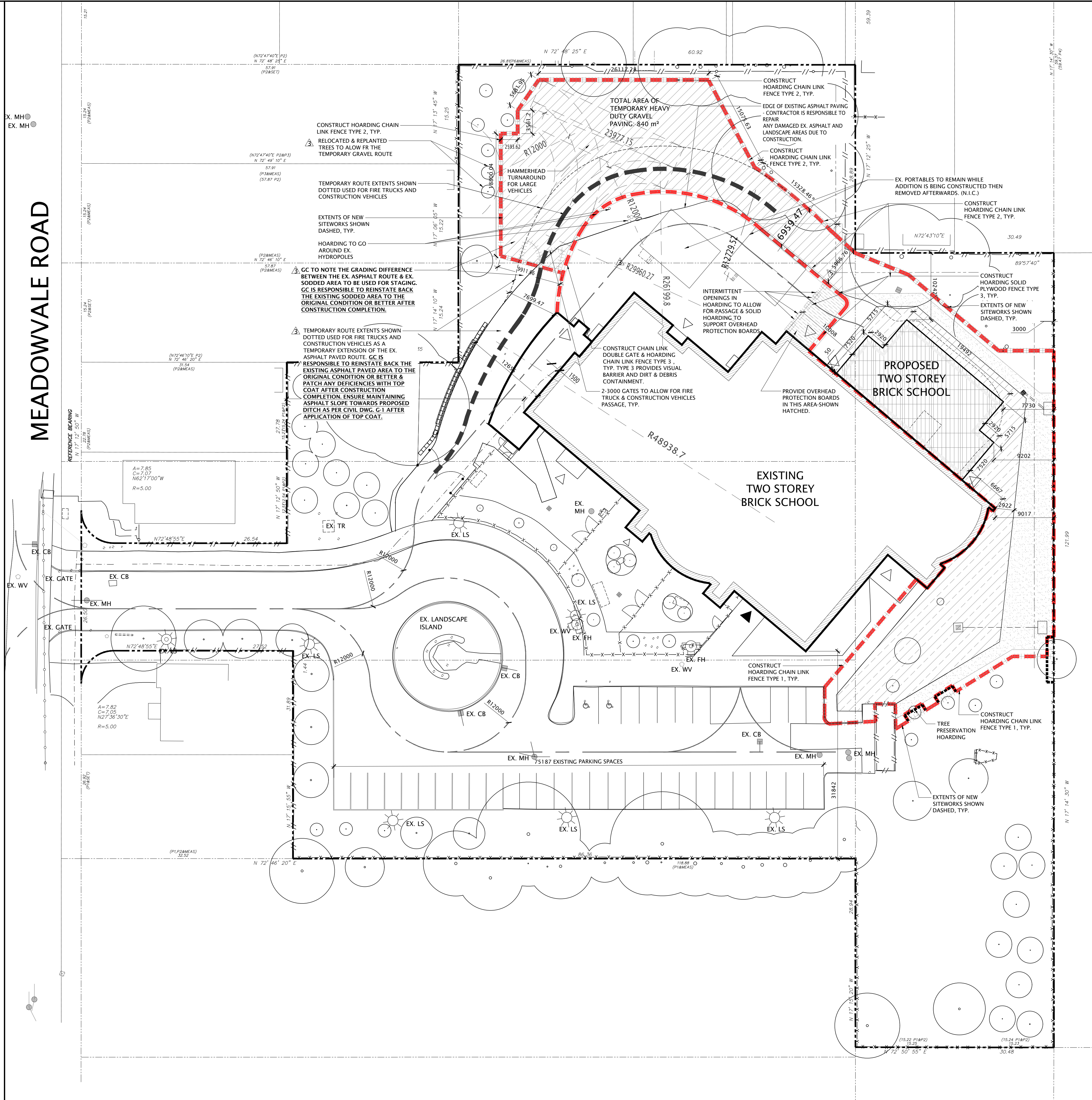
HOARDING FENCES TYPES:

- HOARDING CHAIN LINK FENCE TYPE 1 MIN. 1800MM HIGH, BEFORE AND DURING NEW ADDITON BUILDING CONSTRUCTION, TYP.
- HOARDING CHAIN LINK FENCE TYPE 2 MIN. 1800MM HIGH ANCHORED ON APPROPRIATE PRECAST CONCRETE BLOCKS STAGING, BEFORE AND DURING NEW ADDITON BUILDING CONSTRUCTION, TYP.
- HOARDING SOLID PLYWOOD FENCE TYPE 3 MIN. 1800MM HIGH ANCHORED ON APPROPRIATE PRECAST CONCRETE BLOCKS STAGING W/ OVERHEAD PROTECTION BEFORE AND DURING NEW ADDITON BUILDING CONSTRUCTION, TYP.
- TREE PRESERVATION HOARDING BEFORE AND DURING NEW ADDITON BUILDING CONSTRUCTION, TYP.
- TEMPORARY GRAVELLED AREA BEFORE AND DURING NEW ADDITON BUILDING CONSTRUCTION, TYP.
- EXTENTS OF NEW SITWORKS

GENERAL NOTE:

ALL HOARDING , GRAVEL ROUTE & GC STAGING AREA TO BE COMPLETED IN PHASE 1: JULY 2024 - AUGUST 2024.

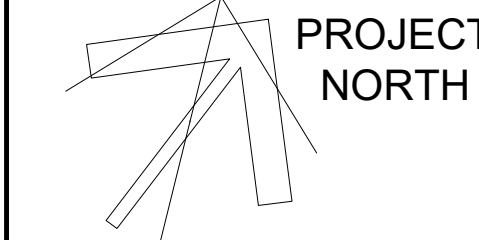
MEADOWVALE ROAD



GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, LATEST EDITION, AND ALL OTHER ACTS ADMINISTERED BY ALL AUTHORITIES HAVING JURISDICTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, AND SPECIFICATIONS.
3. THE DESIGN LOADS SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
4. ALL DIMENSIONS, SHOWN ON THE DRAWINGS, SHALL BE CHECKED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
5. THE STABILITY OF THE STRUCTURAL FRAME IS DEPENDENT ON THE FULL INTERACTION OF ALL STRUCTURAL COMPONENTS. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BRACING DURING CONSTRUCTION.
6. ALL DIMENSIONS GIVEN ARE IN METRIC.

TRUE NORTH



Kingsland + ARCHITECTS INC.

KINGSLAND + ARCHITECTS INC.
219 Dufferin Street, Suite 308B
Toronto, Ontario M6K 3J1
ph 416.203.7799
fax 416.203.7763



MonAvenir
CONSEIL SCOLAIRE CATHOLIQUE

ÉEC SAINT-MICHEL
Classrooms Addition

29 MEADOWVALE ROAD,
SCARBOROUGH, ONTARIO
M1C 1R7

DRAWING TITLE:
CONSTRUCTION & TREE
PRESERVATION & HOARDING PLAN

PROJECT NO: A22008	SCALE: 1:300
DRAWN: T.E/ S.J.	DRAWING NO: REV.
CHECKED: C.K.	A1-1
DATE: 22/07/21	3

FILES: A22008 - A1-1 HOARDING PLAN.DWG

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB. ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECTS.

1. ALL MATERIALS AND WORKSMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. LATEST EDITION SHALL APPLY TO ALL OTHERS. ALL WORK ADMINISTERED BY ALL AUTHORITIES HAVING JURISDICTION.
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GB	GRAB BARS	TG	TEMPERED GLASS
KP	KICK PLATE	TDD	PAPER TOWEL DISPENSER & DISPOSAL
MIR	MIRROR	TTD	TOILET TISSUE DISPENSER
POR	PORCELAIN	TYP.	TYPICAL
PT	PAINT		
PTD	PAPER TOWEL DISPENSER		
SD	SOAP DISPENSER		
TB	TACKBOARDS		



KINGSLAND + ARCHITECTS INC
219 Dufferin Street, Suite 308b
Toronto, Ontario M6K 3J1
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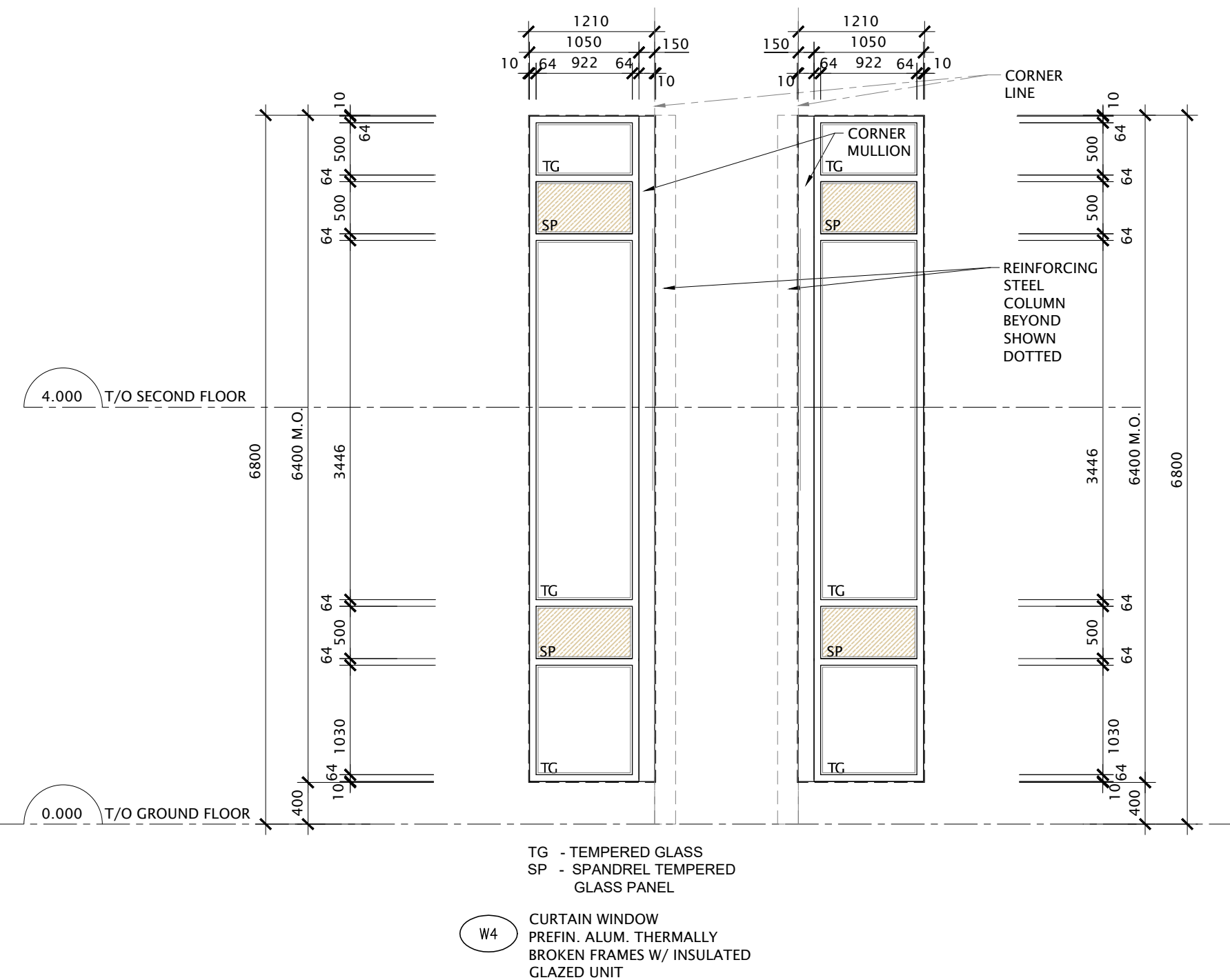


29 MEADOWVALE ROAD,
SCARBOROUGH, ONTARIO
M1C 1R7

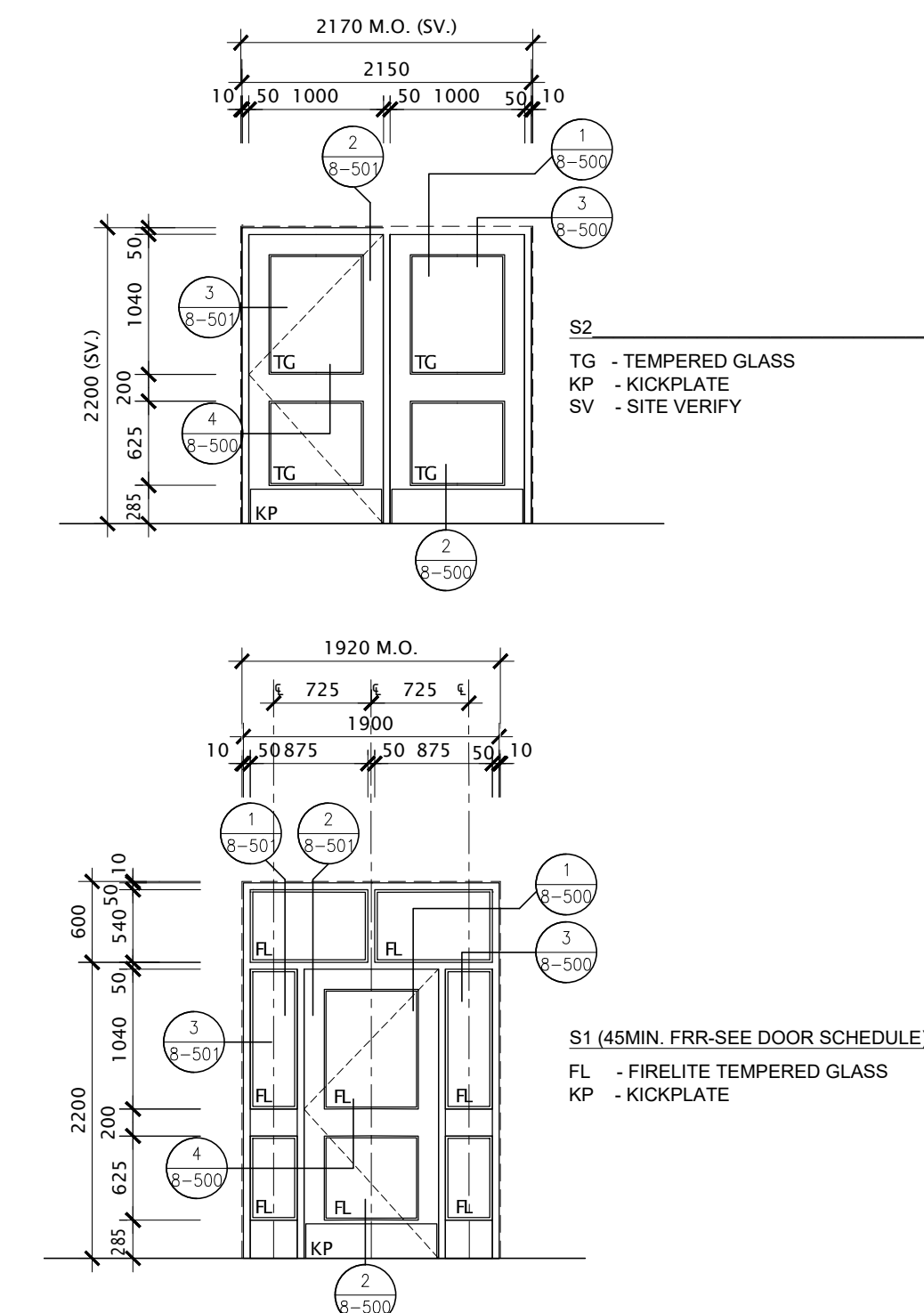
DRAWING TITLE:
INTERIOR ELEVATIONS

PROJECT NO: A22008		SCALE: 1:50	
DRAWN: T.E.		DRAWING NO: A4-0	REV. 4
CHECKED: C.K.			
DATE: August 2022			

FILES: A22008 - A4-0 INTERIOR ELEVATION



W6 WINDOW PREFIN. ALUM. THERMALLY BROKEN FRAMES W/ METAL LOUVRE QUANTITY: 2	W7 WINDOW PREFIN. ALUM. THERMALLY BROKEN FRAMES W/ METAL LOUVRE QUANTITY: 2
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3 HM DOORS AND SCREENS SCHEDULE
A8-0 SCALE: 1:50

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**MECHANICAL & ELECTRICAL ADDENDUM #1
ÉÉC SAINT-MICHEL – CLASSROOM ADDITION
29 MEADOWVALE ROAD, SCARBOROUGH, ONTARIO. M1C 1R7
APRIL 24, 2024**

The following document is hereby made a part of the Contract Documents.

The following revisions and/or additions shall be made to Drawings and/or specifications and the cost shall be included in Tender Price.

Drawing M9 – BAS Control Sequences & Schematics:

1. Add the attached Drawing to the Contract Documents and Drawing Set.

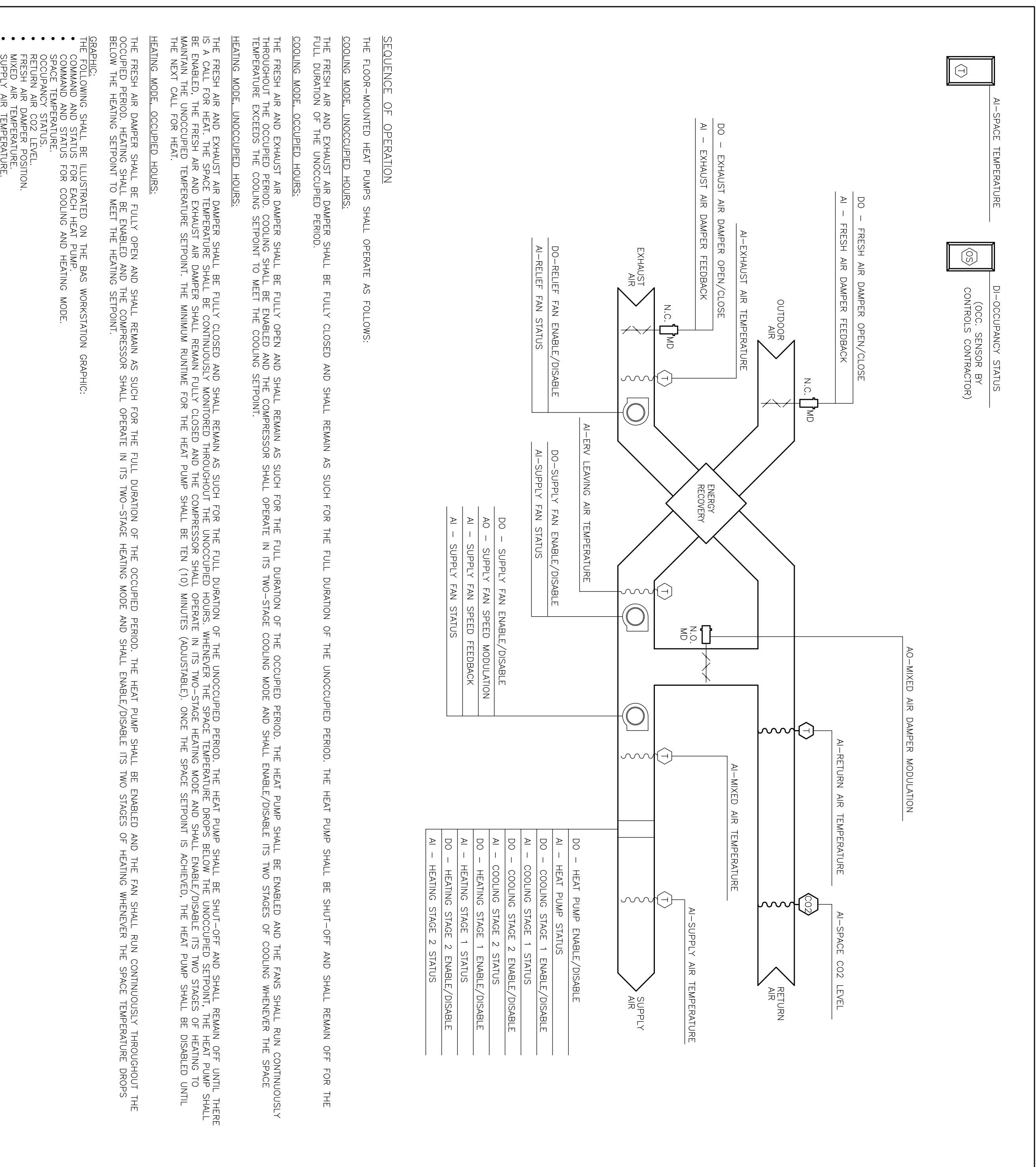
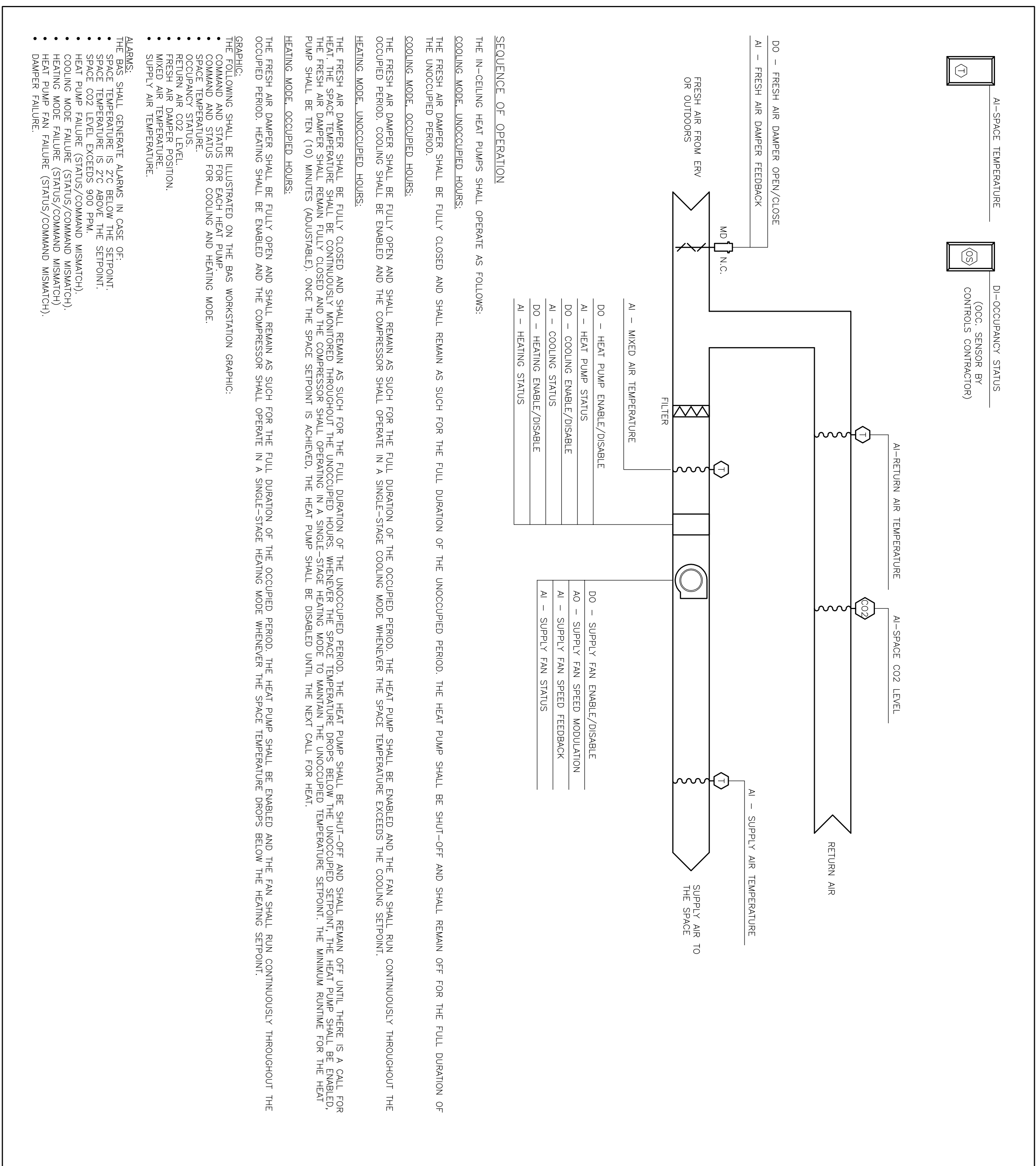
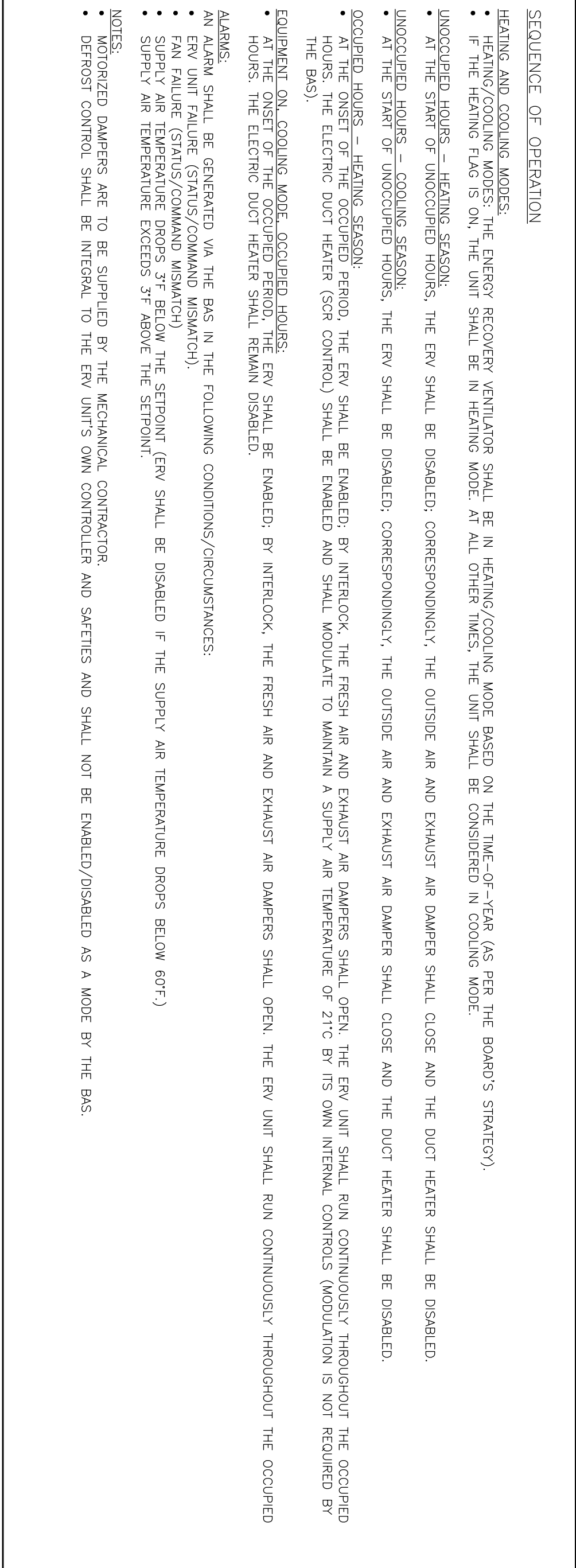
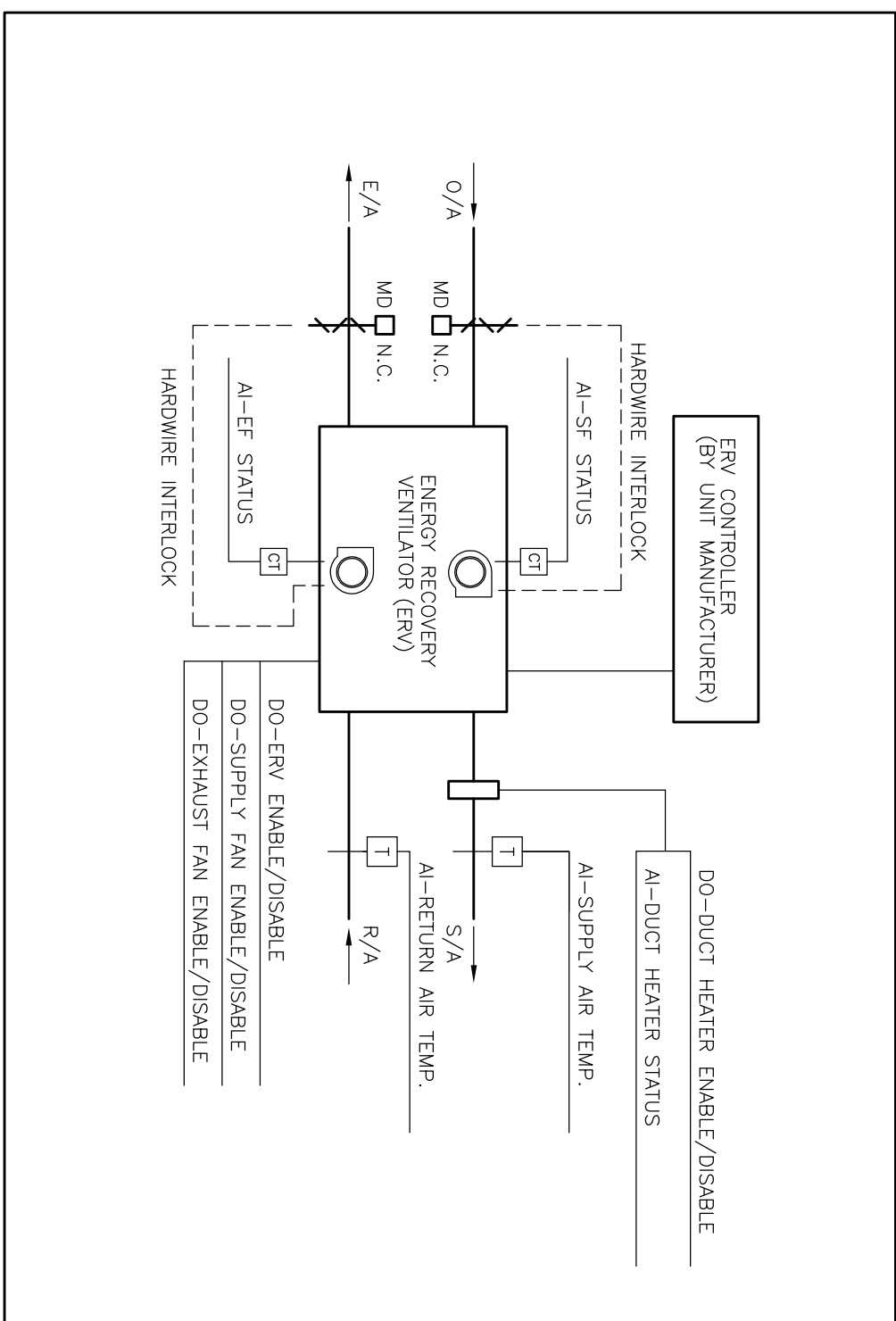
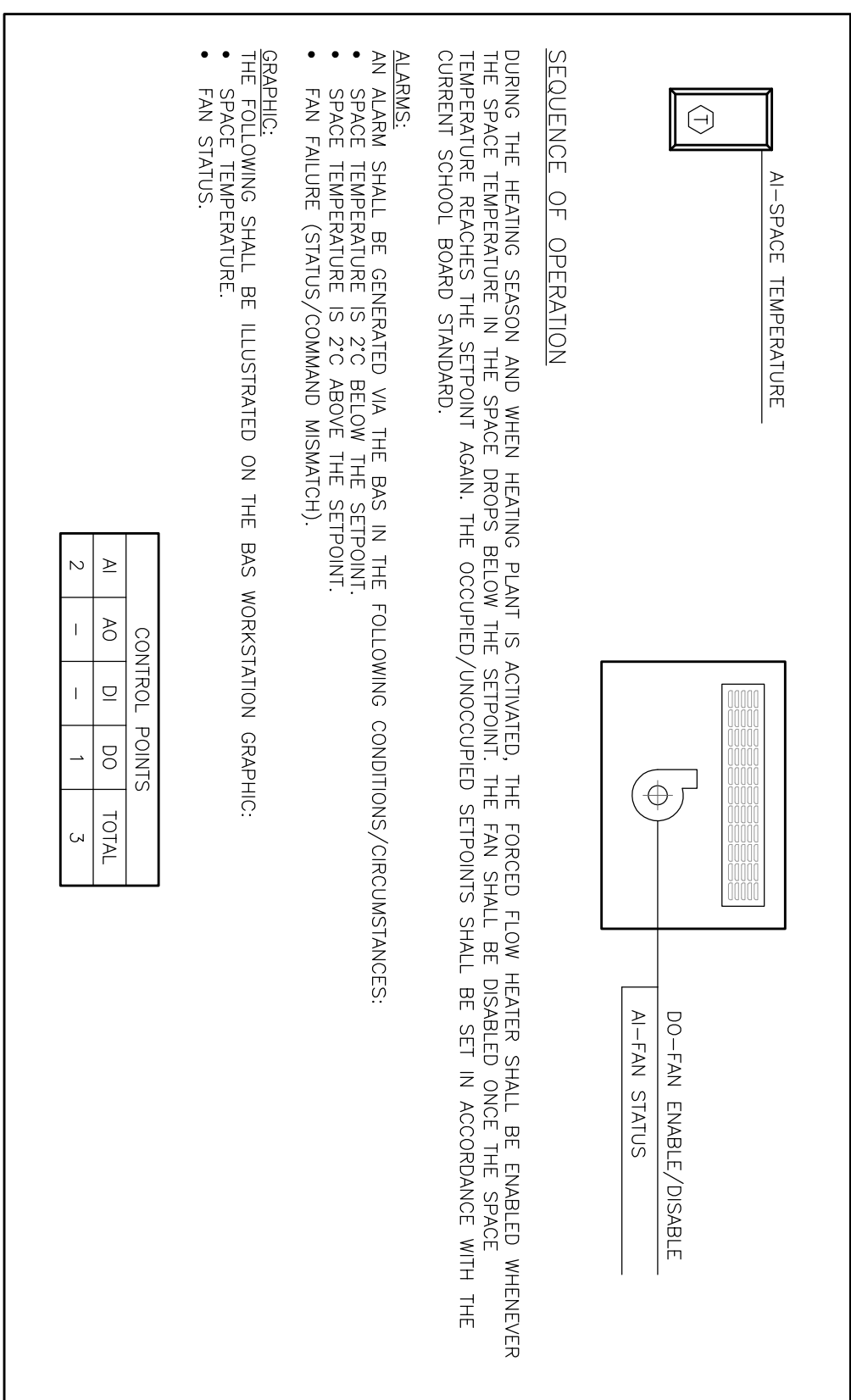
Drawing M10 – Details & Schematics:

1. Add the attached Drawing to the Contract Documents and Drawing Set.

Drawing M11 – Existing Library – HVAC Work:

1. Add the attached Drawing to the Contract Documents and Drawing Set.

END OF ADDENDUM #1



DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB. ALL DRAWINGS RETAIN THE PROPERTY OF THE ARCHITECT.	8	04/24/24	ISSUED FOR ADDENDUM #1
	7	04/04/24	ISSUED FOR TENDER
	6	02/29/24	ISSUED FOR TENDER
	5	07/31/23	ISSUED FOR TENDER
	4	02/22/23	RE-ISSUED FOR PERMIT
	3	02/10/23	ISSUED FOR PERMIT
	2	01/20/23	ISSUED FOR 85% DESIGN REVIEW
	1	10/21/22	ISSUED FOR 60% DESIGN REVIEW
NO. DATE:		REVISION	

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, LATEST EDITION, AND ALL OTHER ACTS ADMINISTERED BY ALL AUTHORITIES HAVING JURISDICTION.

3. THE DESIGN LOADS SHALL NOT BE EXCEEDED DURING CONSTRUCTION.

4. ALL DIMENSIONS, SHOWN ON THE DRAWINGS, SHALL BE CHECKED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

6. ALL DIMENSIONS GIVEN ARE IN METRIC.

MECHANICAL & ELECTRICAL CONSULTANT:

SURI & ASSOCIATES LTD.
ENGINEERING CONSULTANTS

1022 WHITE CLOVER WAY
MISSISSAUGA, ONTARIO
L5W 1G8
T (905)-290-7861
F (289)-327-3420

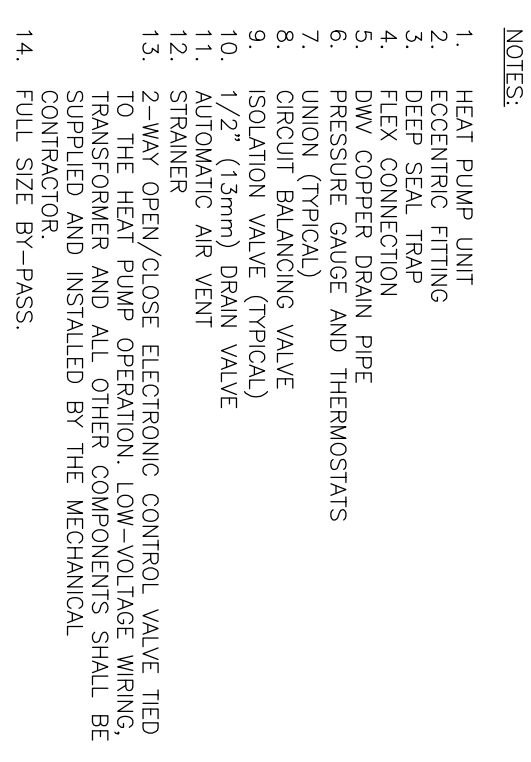
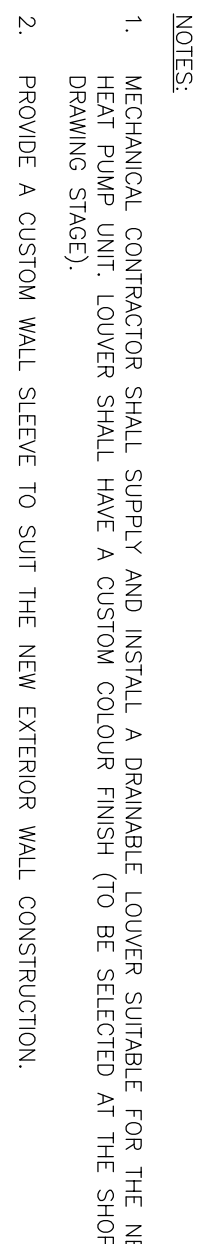
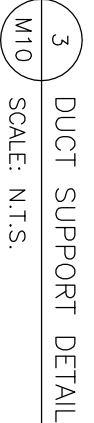
ELECTRICAL
MECHANICAL
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SECURITY

Kingsland +
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KINGSLAND + ARCHITECTS INC
219 Dufferin Street, Suite 308b
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ph 416.203.7799
fax 416.203.7763

ÉEĆ SAINT-MICHEL
Classrooms Addition
29 MEADOWVALE ROAD,
SCARBOROUGH, ONTARIO

DRAWING TITLE: BAS CONTROL SEQUENCES & SCHEMATICS	
PROJECT NO: 22-192	SCALE:
DRAWN: R.S.	DRAWING NO. REV.



DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT'S
GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, LATEST EDITION, AND ALL OTHER ACTS ADMINISTERED BY ALL AUTHORITIES HAVING JURISDICTION.

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MECHANICAL & ELECTRICAL CONSULTANT:

SURI & ASSOCIATES LTD.
ENGINEERING CONSULTANTS

1022 WHITE CLOVER WAY
MISSISSAUGA, ONTARIO
L4V 1C8
T (905)-290-7861
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ELECTRICAL
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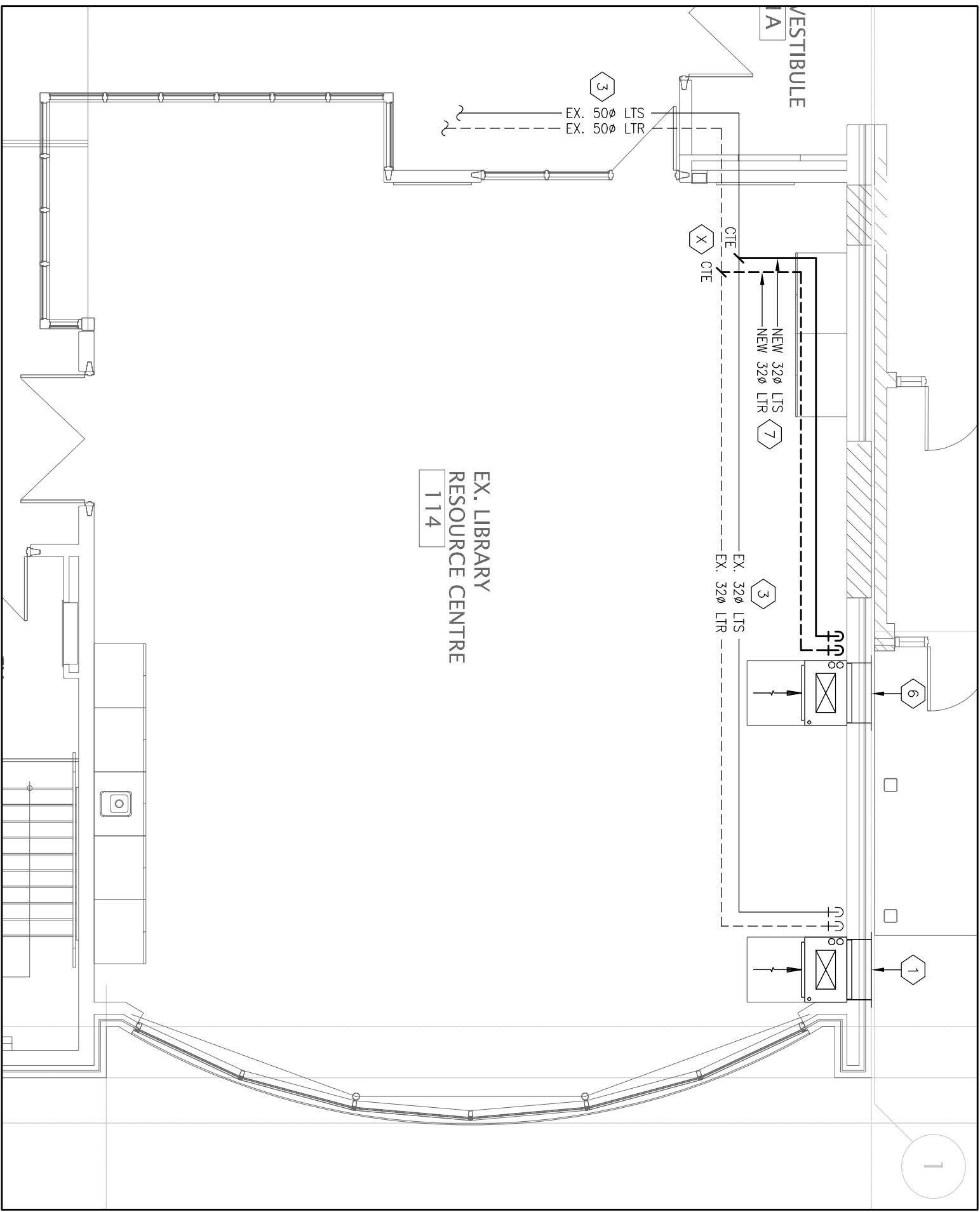
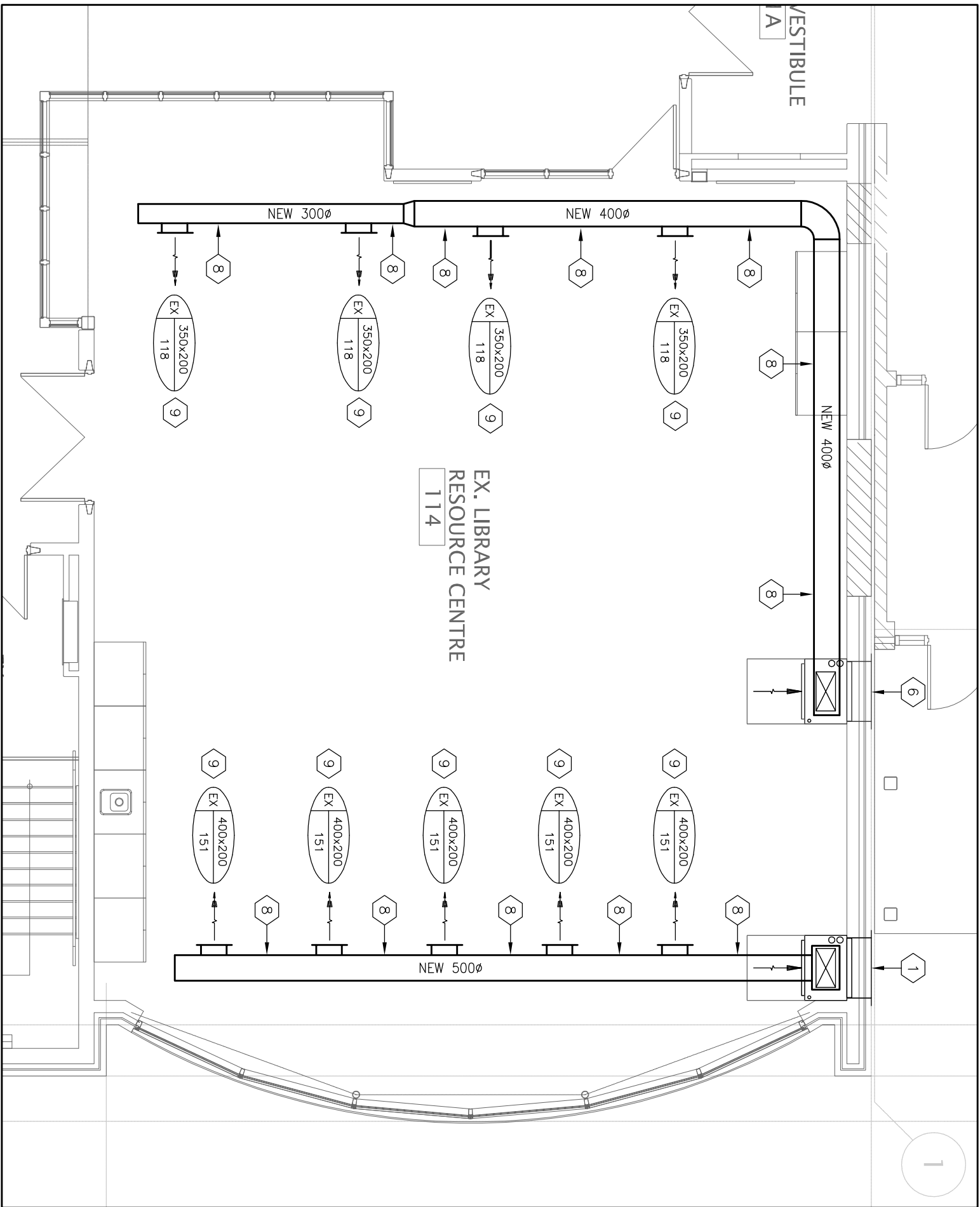
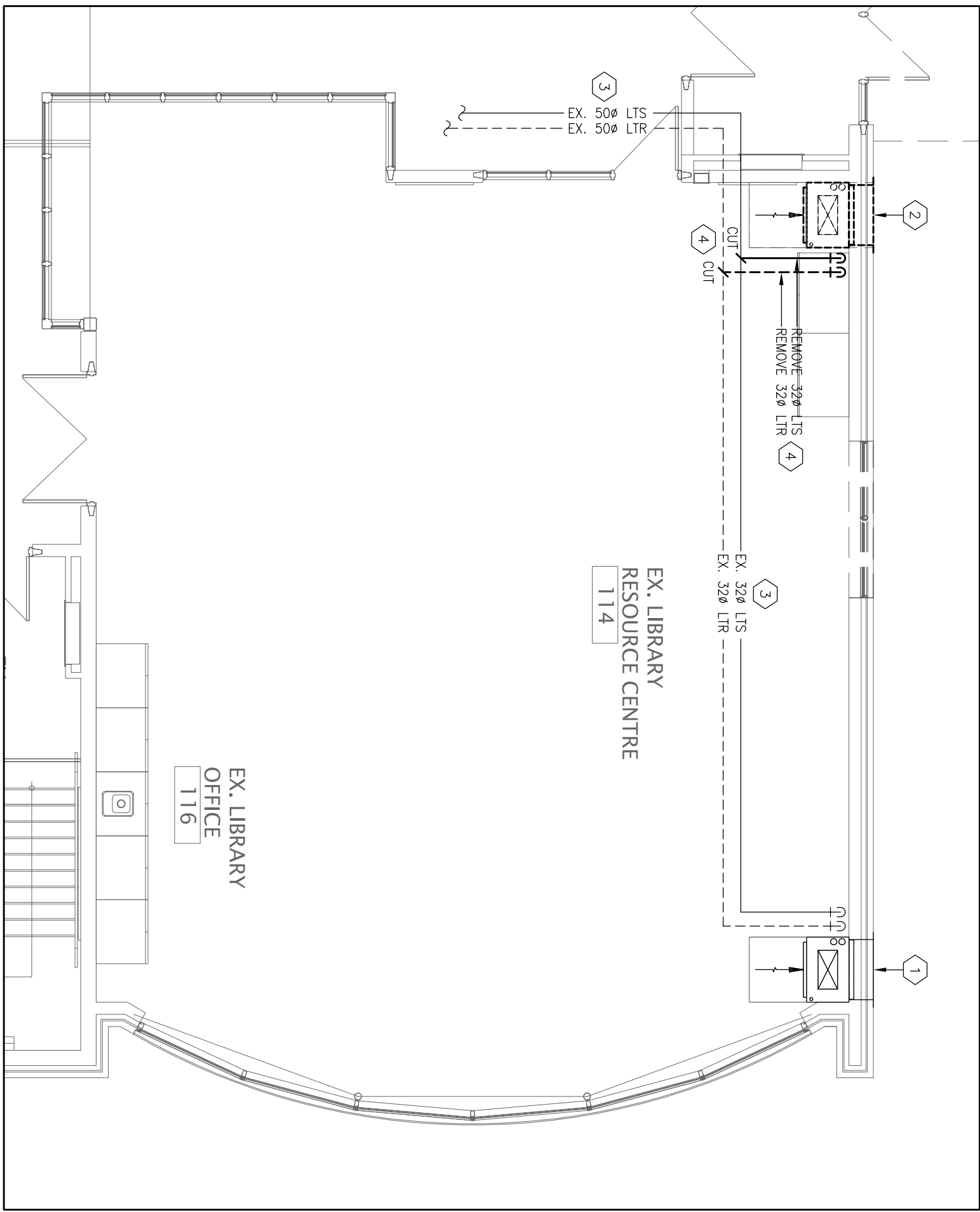
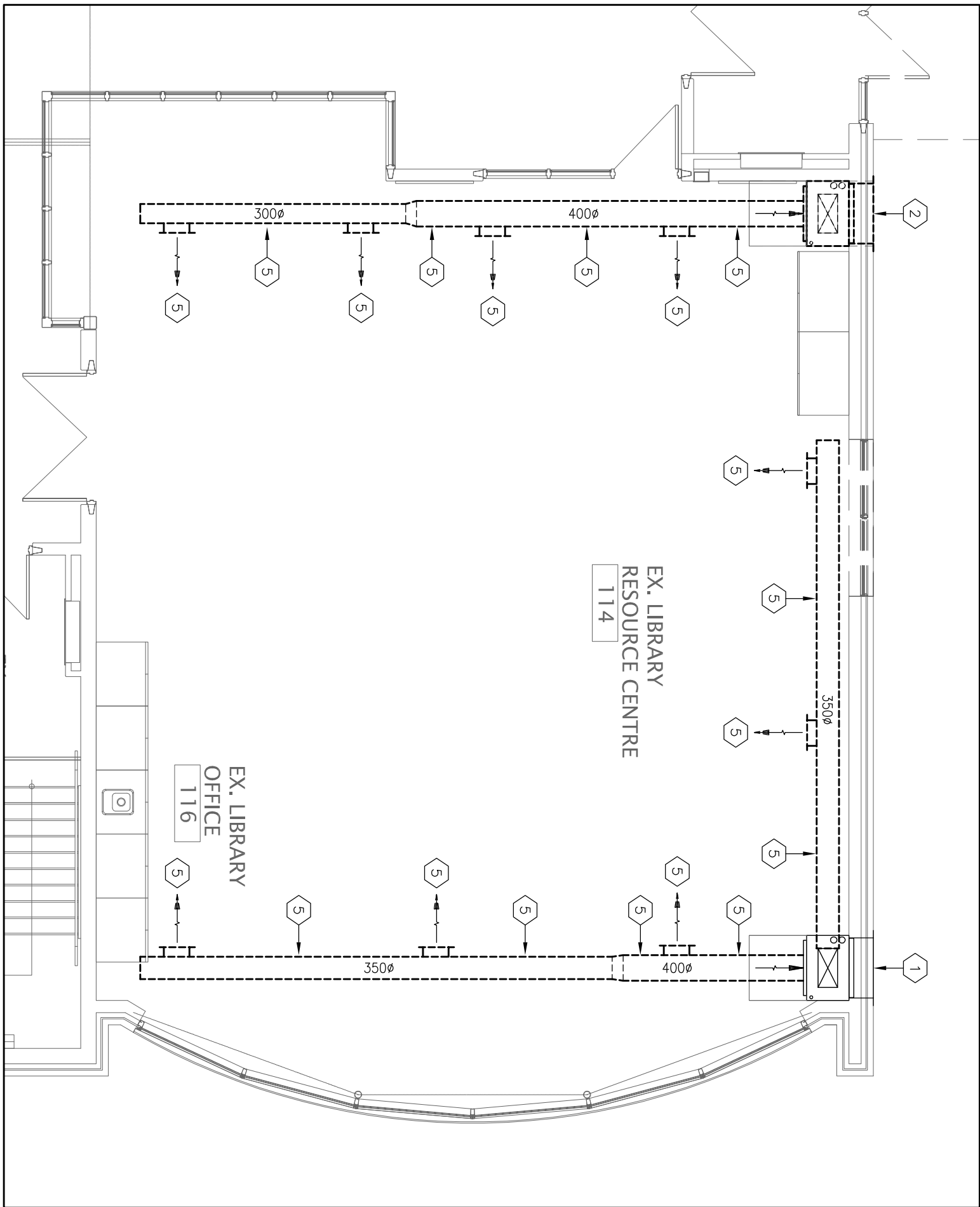
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219 Dufferin Street, Suite 308b
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ÉEC SAINT-MICHEL
Classrooms Addition
29 MEADOWVALE ROAD,
SCARBOROUGH, ONTARIO
M1C 1R7

DETAILS & SCHEMATICS

PROJECT NO: 22-192	SCALE:
DRAWN: R.S.	DRAWING NO:
CHECKED: R.S.	REV.
DATE:	M10



- DRAWING NOTES:
- EXISTING UNIT VENTILATOR TO REMAIN IN ITS CURRENT POSITION.
 - RELOCATE THE EXISTING UNIT VENTILATOR TO AN ALTERNATE LOCATION — SEE NEW PLAN FOR NEW LOCATION. EXTEND ALL EXISTING CONTROL, WIRING AND CONTROLS TO THE NEW LOCATION. RELOCATE THE EXISTING LOUVER, WALL SLEEVE AND ALL OTHER COMPONENTS.
 - EXISTING LTR&R PIPING TO REMAIN AS IS.
 - CUT EXISTING 32& LTR&R PIPING TO THE UNIT VENTILATOR TO BE RELOCATED. CUT AND REMOVE EXISTING PIPING TO THE LENGTH SHOWN.
 - REMOVE ALL EXISTING EXPOSED, ROUND SUPPLY AIR DUCTWORK SERVING BY BOTH UNIT VENTILATORS. REMAIN ALL SUPPLY AIR GRILLES FOR REUSE.
 - RELOCATED THE EXISTING LOUVER, WALL SLEEVE AND ALL OTHER COMPONENTS.
 - RELOCATE THE EXISTING LOUVER, WALL SLEEVE AND ALL OTHER COMPONENTS.
 - PROVIDE NEW 32& LTR&R PIPING FROM THE EXISTING 50& LTR&R PIPING AT THE CEILING LEVEL TO THE UNIT VENTILATOR. PROVIDE NEW VALVES AND ACCESSORIES AS PER DRAWING M10.
 - PROVIDE NEW EXPOSED, ROUND, SPIRAL DUCTWORK OF SIZE SHOWN. PAINT ALL DUCTWORK TO MATCH THE EXISTING COLOUR.
 - RE-INSTALL ALL EXISTING SUPPLY AIR GRILLES TO THE NEW DUCTWORK.

NO.	DATE:	REVISION
1	10/21/22	ISSUED FOR 60% DESIGN REVIEW
2	01/20/23	ISSUED FOR 85% DESIGN REVIEW
3	02/10/23	ISSUED FOR PERMIT
4	02/22/23	RE-ISSUED FOR PERMIT
5	07/31/23	ISSUED FOR TENDER
6	02/26/24	ISSUED FOR TENDER
7	04/04/24	ISSUED FOR TENDER
8	04/24/24	ISSUED FOR ADDENDUM #1

GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2018 CANADIAN NATIONAL BUILDING CODE, LATEST EDITION, AND ALL OTHER ACTS, REGULATIONS AND BY-LAWS ADMINISTERED BY ALL AUTHORITIES HAVING JURISDICTION.
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND SPECIFICATIONS.
- THE PERSON LOOSE SHALL NOT BE EXCEED DURING CONSTRUCTION.
- ALL DIMENSIONS, GIVEN BY THE DRAWING, SHALL BE CHECKED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- THE STABILITY OF THE STRUCTURAL FRAME IS DEPENDENT ON THE FULL INTERACTION OF THE FOUNDATION AND THE STRUCTURE. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BRACING DURING CONSTRUCTION.
- ALL DIMENSIONS GIVEN ARE IN METRIC.

MECHANICAL & ELECTRICAL CONSULTANT:
SILRI & ASSOCIATES LTD.
1022 WHITE CLOVER WAY
MISSISSAUGA, ONTARIO
L4X 1L7
P: (905) 291-7860
F: (905) 291-7860
E: info@silri.ca
WEBSITE: www.silri.ca

Kingsland +
ARCHITECTS INC.

KINGSLAND + ARCHITECTS INC.
700 DUNDAS STREET WEST
TORONTO, ONTARIO M5G 1A7
PH: 416.503.7799
FAX: 416.503.7793

ÉFC SAINT-MICHEL
Classrooms Addition
23 MADONNALE ROAD,
SCARBOROUGH, ONTARIO
M1C 1K7

DRAWING TITLE:
EXISTING LIBRARY — HVAC
WORK

PROJECT NO:
22-192
SCALE:
DRAWING NO.: REV.

CHECKED:
R.S.
DATE:
M 1

**MECHANICAL & ELECTRICAL ADDENDUM #2
ÉÉC SAINT-MICHEL – CLASSROOM ADDITION
29 MEADOWVALE ROAD, SCARBOROUGH, ONTARIO. M1C 1R7
APRIL 29, 2024**

The following document is hereby made a part of the Contract Documents.

The following revisions and/or additions shall be made to Drawings and/or specifications and the cost shall be included in Tender Price.

Drawing M4 – New Plumbing & Drainage Plan:

1. At the connection point of the Addition to the existing Building by Vestibule 101A, there is an existing non-freeze hose bibb in a recessed enclosure. Relocate the non-freeze hose bibb to beside the new exit door from Stair #1 (A1-901). Allow for 65' of 19mmØ domestic cold water piping from the ceiling space of Served (119) beside the Gym to the new hose bibb location.

Drawing E5 – New Power & Systems Plan:

1. In Classrooms A1-104, A1-105, A1-202 and A1-203, provide the following for the Promethean Board to be mounted on the Teaching Wall (which is the wall shared with the Corridor):
 - a. Duplex receptacle connected to a dedicated circuit mounted at high level (exact height to be confirmed with the Promethean installer. (Circuits 1C-59, 1C-60, 1C-61, 1C-62).
 - b. Data rough-in at high level c/w conduit and pull rope up to the Ceiling Space. Exact height to be confirmed with the Promethean installer.
 - c. AV rough-in (deep back box) at high level c/w 1-1/2" conduit and pull rope up to the Ceiling Space. Exact height to be confirmed with the Promethean installer.
 - d. AV rough-in (deep back box) at low level c/w 1-1/2" conduit and pull rope up to the Ceiling Space. Exact height to be confirmed with the Promethean installer.

END OF ADDENDUM #2

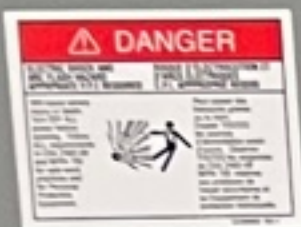
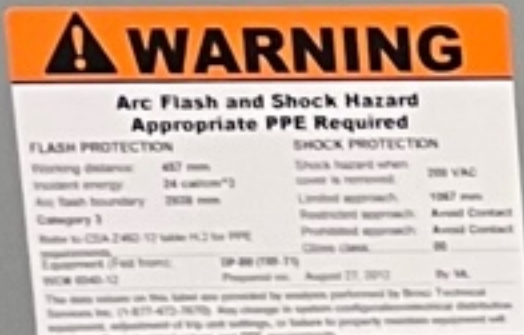
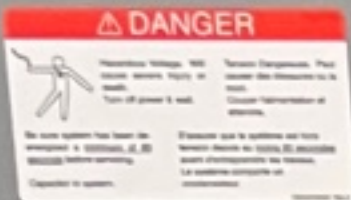


9197
Quotation Number

BARRIE COMMUNICATION EQUIPMENT LIMITED
6205 KESTREL ROAD; MISSISSAUGA, ONTARIO; L5T 2A1
TEL: (905) 564-7026 Fax: (905) 564 0806

TO:		REFERENCE:			
CSC MonAvenir Attn: Dieudonne		Addition to Existing Telecor Public Address System New Classrooms			
QUOTATION DATE March 11/2024	F.O.B. Site	HST	EXTRA	QUOTATION EXPIRES May 11/2024	SALESPERSON 01
ITEM	DESCRIPTION			UNIT PRICE	EXTENSION
	To Supply and Install				\$10,505.00
8	McBride Ceiling Speakers				
8	Telecor H20 Back Boxes				
4	McBride Wall Speakers				
4	Telecor HS1301B Phones				
1	Telecor Expansion Cards as Required				
1	Lockdown Button				
1	Multi Messenger Player				
	Note: Cable will be Supplied and Pulled by Barrie Commnications Equipment				
1	Not included in this quote:			SUBTOTAL	\$10,505.00
2	ANY ELECTRICAL				
3					
4				HST	\$1,365.65
5					
SHIPPING DATE: As Required		WARRANTY PERIOD: One Year		TOTAL	\$11,870.65
TERMS OF SALE: Net 30 Days 18 % P.A. ON OVERDUE ACCOUNTS		BARRIE COMMUNICATIONS EQUIPMENT LTD. <i>Alfred Spedale</i> Alfred Spedale			
WORKERS' COMPENSATION NO.: 01 1138669					

Distribution Panel BB



DIGITAL METERING Panel IM

SPARE PORTABLES

SPARE

Spare Ommer Rack (OR)

Spare Panel IG

SEWAGE PUMPS Panel B

Panel 1A

MAIN LINE SECTION
SECTION TWO (2) 1500V
SECTION THREE (3) 1500V
SECTION FOUR (4) 1500V
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**S2S
Environmental Inc.**



2023 Annual Hazardous Building Materials Reassessment

**École élémentaire
catholique Saint
Michel**

**29 Meadowvale Road
Toronto, Ontario**

Prepared for:
**Conseil Scolaire Catholique
MonAvenir**

110 Drewry Avenue
Toronto, Ontario
M2M 1C8

Attn: Mr. Hugues St-Louis,
Responsable des installations scolaire

Prepared by:
S2S Environmental Inc.

S2S Project No. 11573.08

December 29, 2023

1099 Kingston Road, Suite 260, Pickering, Ontario, Canada, L1V 1B5
Telephone: (416) 410-4333
Facsimile: (416) 410-4088
www.s2se.com



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1.0 INTRODUCTION

S2S Environmental Inc. (S2S) was retained by the Conseil Scolaire Catholique MonAvenir (CSC MonAvenir) (Client) to conduct the 2023 Annual Hazardous Buildings Materials Reassessment (HBMR) within École élémentaire Saint Michel located at 29 Meadowvale Road in Toronto, Ontario (Subject Building).

Date of Inspection: November 27, 2023
Site Assessor: Ms Preksha Mukhia

Description of Subject Building: At the time of the site visit, the Subject Building was occupied by a two-storey school building with no basement.

Construction Date: Approximately 2013

Total Combined Footprint Area: Approximately 2,936 m² (31,603 ft²)

Interior Finishes	Walls:	Ceramic tiles and concrete block;
	Ceilings:	Drywall, steel deck and acoustic ceiling tiles;
	Floors:	Hardwood tiles, ceramic tiles and concrete slab.

The building was not occupied by regular CSC MonAvenir staff and students at the time of the inspection. Only select administration and custodial staff were present.

2.0 SCOPE OF WORK

2.1 Scope of Work

The 2023 HBMR carried out by S2S was based on CSC MonAvenir's inspection requirements, and consisted of the following:

1. Records Review, including previous reports made available;
2. Site visit including interviews and a non-destructive visual inspection for the following hazardous materials:
 - a. Asbestos Containing Materials (ACMs);
 - b. Lead;
 - c. Mercury;
 - d. Polychlorinated Biphenyls (PCBs);
 - e. Silica; and
 - f. Mould.
3. Photography of previously or newly identified, presumed/suspect or damaged ACMs and other designated substances or hazardous materials listed above;
4. Updating of drawings and room-by-room asbestos inventory; and
5. Evaluation of information and preparation of a report.



2.2 Methodology

2.2.1 Records Review

As part of the HBMR, S2S reviewed the following report:

- “Reassessment of Hazardous Building Materials Survey Report – École élémentaire catholique Saint Michel – 29 Meadowvale Boulevard, Toronto, Ontario” report, prepared by Maple Environmental Inc., dated September 2018;
- “2019 Annual Hazardous Building Materials Reassessment - École élémentaire catholique Saint Michel – 29 Meadowvale Road, Toronto, Ontario” report, prepared by S2S, dated November 29, 2019;
- “2020 Annual Hazardous Building Materials Reassessment Survey Report – École élémentaire catholique Saint Michel – 29 Meadowvale Road, Toronto, Ontario” report, prepared by S2S, dated December 2020;
- “2020 Annual Hazardous Building Materials Reassessment Survey Report – École élémentaire catholique Saint Michel – 29 Meadowvale Road, Toronto, Ontario” report, prepared by S2S, dated December 3, 2021; and
- “2020 Annual Hazardous Building Materials Reassessment Survey Report – École élémentaire catholique Saint Michel – 29 Meadowvale Road, Toronto, Ontario” report, prepared by S2S, dated December 30, 2022.

As noted in the above reports, lead, mercury, PCBs, silica, and apparent water damage and/or suspect mould growth were previously identified/suspected to be present within the Subject Building. Previous sample results and findings for existing asbestos and lead containing materials have been assumed to be accurate and have been incorporated into this report where applicable.

2.2.2 Site Visit

The Subject Building was examined to verify the location, quantity and condition of hazardous materials previously identified.

The presence or absence of the following hazardous materials: asbestos, lead, mercury, PCBs, and silica has been inferred based on the historical building usage (reportedly purpose-built school) and site observations. Further, no confirmatory sampling for these materials or visual suspect mould (if observed) was conducted.

S2S was reliant on CSC MonAvenir to provide access to locked or limited-access areas of the Subject Building on the date of the site visit. All areas of the Subject Building with previously identified hazardous materials were accessible at the time of the 2023 HBMR.



2.3 Guidelines and Regulations

As listed in Section 2.1 of this report, the presence or absence of the specified hazardous materials have been reviewed by S2S, as requested by CSC MonAvenir. Management of each of these materials is subject to various guidelines or regulations which are elaborated on below.

Where applicable, local federal and provincial regulations and guidelines (e.g. Ontario Regulations and Health Canada guidelines) are referenced to provide the framework for this HBMR. At the time of construction or demolition activities, a Designated Substances Survey pursuant to Section 30 of the Ontario Occupational Health and Safety Act (OHSA) for the substances designated under Ontario Regulation (O. Reg.) 490/09 should be conducted with respect to the specific requirements of planned project work.

2.4 Asbestos Containing Materials (ACMs)

Asbestos is the general name for several varieties of highly fibrous naturally occurring minerals. Commercially significant types include Chrysotile, Amosite and Crocidolite. Due to the thermal, chemical, electrical resistance, flexibility, and strength of asbestos, it was widely manufactured into products for home and industrial applications. Asbestos presents a risk when it is inhaled and has been linked to numerous respiratory diseases.

The disturbance of ACMs during project work is controlled by the Ministry of Labour, Immigration, Training and Skills Development (MLTSD) through O. Reg. 278/05 – Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations (as amended by O. Reg. 479/10). The regulation classifies all disturbances as Type 1, Type 2, or Type 3, each of which has defined work practices. All asbestos-containing materials (if they are to be disturbed) are subject to special handling and disposal requirements and must be removed before partial or full demolition. The MLTSD must be notified in writing of any project involving the removal of more than a minor amount of friable asbestos material.

Evaluation Criteria of ACMs

The condition of ACMs as well as the potential of disturbance was evaluated. These evaluations were based on the conclusions of published studies, existing Ontario regulations, and S2S's experience involving buildings containing ACMs.

Examples of damaged ACMs include, but not limited to, delamination on sprayed material, mechanical insulation with damaged/missing insulation or jacketing, exposed under-pad on vinyl sheet flooring, or a non-friable material that has been pulverized which causes it to become friable. The precedence for remedial action is based not solely on the evaluation of condition but is also based on several other factors which include:

- Accessibility or potential for direct contact and disturbance which can cause release of asbestos to the air;



- Practicality of repair (e.g. if damage to the ACMs will continue even if they are repaired); and
- Efficiency of the work (e.g. if damaged ACMs are being removed in a given area, it may be most practical to remove all ACMs in the area even if they are in good condition).

For the purposes of this assessment, Good, Fair and Poor were utilized to describe the condition of the known or suspect ACMs present in the Subject Building.

Known ACMs are further classified into two categories based on their friability properties. Friable material is material that (a) when dry, can be crumbled, pulverized or powdered by hand pressure, or (b) is crumbled, pulverized or powdered. ACMs that are friable have a much greater potential than non-friable ACMs to release airborne asbestos fibres when disturbed. Typical friable ACMs include surfacing materials (e.g. sprayed fireproofing, texture, decorative or acoustic plaster) and thermal insulations (e.g. paring cement) on mechanical systems. Asbestos-containing manufactured materials include vinyl floor tiles, ceiling tiles, gasket materials, asbestos cement pipe or board, and asbestos textiles. Depending on the formulation, these materials may be friable or non-friable. Note that though a product may be considered non-friable when new, if the product releases fine dust due to deterioration or during removal, the free dust is considered friable. Certain ACMs are non-friable when in place but may release significant dust at the time of removal depending on the condition, quantity and method of removal. For example, plaster would be considered friable at the time of significant disturbance/demolition.

S2S utilizes each of the above noted hazard ratings (i.e. condition, accessibility and friability) during our site assessments to determine the risk level of exposure. Detailed notations are obtained on a room by room basis, where accessible during each of our surveys.

S2S utilizes this hazard rating protocol to evaluate ACMs present within a building that may require repair or removal procedures. The information obtained from site assessments is utilized to draft detailed specifications on the procedures to remove and or repair the ACMs (if required).

2.5 Lead

Lead is a soft metallic element that is stable, ductile and resistant to corrosion. It has historical widespread use in building materials because it is easy to extract/smelt and is highly malleable. Lead was commonly added to paint as a pigment, and to increase durability, resist corrosion and increase pliability. Lead can pose a health risk to humans if ingested or inhaled.

The disturbance of lead containing materials during project work is controlled by the document, "Guideline: Lead on Construction Projects", issued by the Occupational Health and Safety Branch of the Ontario MLTSD, published in September 2004 and revised in April 2011. This guideline provides classifications for types of lead disturbance activities and assigns different levels of respiratory protection and work procedures for anticipated worker exposure to



airborne lead. The concentration of total lead present in a surface coating material is regulated by the federal Surface Coating Materials Regulation (SOR/2005-109) made under the Canada Consumer Product Safety Act. This regulation limits total lead levels in new surface coating materials and products with surface coatings applied to them to 90 mg/kg (or 0.009% by weight). Despite this threshold limit, the level of airborne lead expected to be present in a work area is dependent on the likelihood of producing airborne lead dust or fumes (i.e. hand scraping, sanding, welding, torch cutting, and sandblasting) and is not related to the percentage of lead within the coating. Therefore, for the purpose of this survey, paints with detectable lead concentrations should be considered to be lead containing.

2.6 Mercury

Mercury is used in thermometers, barometers, manometers, switches and relays, fluorescent lamps and other devices due to its electrical conductivity properties and liquid state at standard temperature and pressure.

The disposal of common mercury wastes (i.e. thermostats or fluorescent light tubes) is controlled by the Ontario Ministry of Environment, Conservation and Parks (MECP) Regulation, O. Reg. 347, R.R.O. 1990 (as amended by O. Reg. 334/13).

2.7 Mould and Water Damage

Water damage may be caused due to a variety of factors such as but not limited to excessive moisture from condensation, pipe or roof leaks. Mould is a naturally occurring organism that is more likely to propagate within indoor environments on porous materials where excessive moisture is present.

Procedures for remediation and waste management of mould are outlined by the Environmental Abatement Council of Canada (EACC) *"Mould Abatement Guidelines"* Edition 3, dated 2015 and the Canadian Construction Association's (CCA) *"Mould Guidelines for the Canadian Construction Industry,"* dated 2018.

2.8 Polychlorinated Biphenyls (PCBs)

PCBs may be contained within fluorescent light ballasts, cooling oil in transformers, caulking, grout, expansion joint material, and paints. Vapours may be released from PCB-containing building materials if they are disturbed which places workers at risk of exposure. PCBs are known to cause adverse health effects and being stable in the environment; they are able to bioaccumulate acting as long-term pollutants. PCBs were banned from manufacturing and import in North America in 1977.

Handling, waste management and storage of suspect PCB containing materials should be followed as outlined by O. Reg. 362/90, R.R.O. 1990 (as amended by O. Reg. 232/11). In addition, requirements outlined in the federal regulation SOR/2008-273, as amended, made under the Canadian Environmental Protection Act (CEPA) should be followed.



2.9 Silica

The concrete, cinder block, drywall ceilings, mortar and any other aggregates used throughout the visibly accessible areas of the Subject Building may contain free crystalline silica. Free crystalline silica has been linked to respiratory illnesses when inhalation of silica dust occurs. Appropriate worker protection (i.e. respiratory protection), as outlined in the document “Guideline: Silica on Construction Projects”, issued by the Occupational Health and Safety Branch of the Ontario MLTSD, published in September 2004 and revised in April 2011 should be employed when conducting demolition or renovation work that will create silica dust.

3.0 FINDINGS AND CONCLUSIONS

3.1 Identified Hazardous Building Materials

Hazardous materials identified within the Subject Building by visual observations during the 2023 HBMR and previous surveys are outlined below:

Table 1 – Hazardous Materials Findings

Hazardous Materials	Findings
Asbestos	Based on the reported construction date (approximately 2013) and visual observations made during the current assessment within the visibly accessible portions of the Subject Building, no ACMs are expected to be present within the Subject Building. As a result, no materials were sampled during the 2023 HBMR.
Lead	Beige paint was observed to be in poor condition on the concrete wall near Room 144. Based on site conditions at the time of the assessment, the observed areas of peeling paints were noted to be localized and not extensive, and therefore it is recommended that these paints be appropriately removed/abated or stabilized (i.e. re-painted with a new non-lead containing paint). Presumed lead containing materials should be reviewed in the case of specific work activities. Lead may also be present in paints, electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, roof flashing, noise baffles, emergency lighting batteries, and cast-iron piping gaskets (i.e., bell & spigots). Where present within the Subject Building, they are presumed to be lead-containing. Based on site conditions at the time of the assessment and the building construction date of approximately 2013, S2S is of the opinion that there is a negligible risk of lead contamination for building occupants.



Hazardous Materials	Findings
Mercury	Mercury in the form of vapour may be present within the fluorescent light tubes and thermostats observed throughout the Subject Building. At the time of the site visit, all visually observed fluorescent light tubes and thermostats where accessible, were noted to be intact.
PCBs	Fluorescent light ballasts were observed within the Subject Building; however individual ballasts were not investigated during the 2023 HBMR. Based on the date of construction (approximately 2013) and the visual assessment previously completed, ballasts and other equipment were not suspected to contain PCBs.
Silica	The concrete, cinder block, ceiling tiles, mortar and any other aggregates used throughout the visibly accessible areas of the Subject Building may contain free crystalline silica. At the time of the site visit, concrete within the Subject Building was observed to be in good condition. Conditions for silica to become airborne (i.e. due to extensive concrete damage or crushing/grinding of concrete) during regular activities within the Subject Building were not observed.
Mould/Water Damage	No evidence of visual suspect mould growth was observed within the Subject Building, however, apparent water damage was observed within the following subject areas: • Room 148 (Storage Room) – 1 stained acoustic ceiling tile; • Office 123 - 3 stained acoustic ceiling tiles; • Room 134 – 3 stained acoustic ceiling tiles; • Vestibule 106 – 3 stained acoustic ceiling tiles and 1 damaged acoustic ceiling tile; and • Room 144 – 1 stained acoustic ceiling tile. At the time of the site visit, the sources of the apparent water damage/staining noted above could not be identified.

3.2 General Recommendations

Based on the findings of the 2023 HBMR, there are no recommendations related to asbestos or PCBs. S2S recommends the following for the other hazardous materials identified within the Subject Building:

- 1) If lead containing materials are disturbed, work should be completed as per “Guideline: Lead on Construction Projects” issued by the Occupational Health and Safety Branch of the Ontario MLTSD. Lead may be present in paints, electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, batteries, and cast-iron piping



gaskets (i.e., bell & spigots).

- 2) It is recommended that disposal of out-of-service fluorescent light tubes, or any other mercury containing materials or equipment be completed in accordance with O. Reg. 490/09 and O. Reg. 347. At the time of the site visit, all visually observed suspect mercury containing fluorescent light tubes and thermostats, where accessible, were noted to be intact.
- 3) Silica containing materials are to be managed in place or removed following appropriate dust control measures and worker precautions (i.e. respiratory protection), as outlined in the Ontario MLTSD “Guideline – Silica on Construction Projects”, issued in April 2011, when conducting demolition or renovation work that will create silica dust. At the time of the site visit, suspect silica containing materials in visually accessible areas were generally observed to be in good condition. Conditions for silica to become airborne (i.e. due to extensive damage or crushing/grinding of building materials) during regular activities within the Subject Building was not observed.
- 4) Apparent water staining was identified on three acoustic ceiling tiles in the Corridor providing access to the Gym. S2S recommends that the apparent water-stained acoustic ceiling tiles be removed by trained maintenance staff and that the source of the apparent water staining be investigated and repaired prior to the development of mould growth.
- 5) If any specific area within the Subject Building is to undergo interior renovation or demolition activities, it is recommended that a Designated Substance Survey (DSS) be conducted within the renovation/demolition areas for the purpose of providing a detailed layout of its potentially hazardous materials.

4.0 CLOSURE

This report has been prepared for the sole benefit of the Conseil Scolaire Catholique MonAvenir (CSC MonAvenir). S2S Environmental Inc. (S2S) understands that this report may be provided to and relied upon by contractors as background information on the location and condition of designated substances within the specified areas. Any other person or entity without the express written consent of S2S and CSC MonAvenir may not rely upon the report.

Any use that a party makes of this report, or any reliance on decisions made based on it, is the responsibility of such parties. S2S accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed.

S2S has not evaluated health risks associated with building occupant exposure to hazardous materials (i.e. designated substances, mould) which may be identified in this report. Evaluation



of health risks on an individual should only be made by a licensed medical practitioner who has knowledge of the individual's medical history.

Mould is a naturally occurring organism and regardless of the findings of an assessment or effectiveness of a remediation, it could occur/reoccur when conditions are favourable. Therefore, buildings and surfaces should be maintained to prevent conditions that are favourable for mould growth. The scope of services did not include a detailed evaluation of the thermal and moisture characteristics of the exterior wall assembly, or a detailed building envelope investigation to assess all potential cause of the water infiltration that created an environment favourable to mould proliferation.

All standards, regulations and guidelines referenced in this report are subject to change with time and may no longer be applicable at a later date.

S2S makes no other representation whatsoever, including those concerning the legal significance of its findings, or as to the other legal matters addressed incidentally in this report, including but not limited to the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time, thus CSC MonAvenir should review such issues with appropriate legal counsel. The designated substance locations and conclusions provided are based on information obtained from visual inspection and limited sampling carried out, at the specific test locations, and information obtained from building management personnel. The results can only be extrapolated to an undefined area around the test locations. It is possible that additional, concealed designated substances may become evident during demolition/renovation activities.

The quantities provided in this report are order-of-magnitude values and are not considered exact quantities. Contractors are not to use these quantities for providing quotations and will need to inspect the areas to verify the quantity of materials and site conditions that may affect the cost of any abatement work (if required).



We trust that the above meets your current requirements. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted.

S2S ENVIRONMENTAL INC.

Written by:



Preksha Mukhia
Project Scientist
pmukhia@s2se.com

Reviewed by:



Kevin Moore, Hon. B.E.S.
Technical Reviewer
kmoore@s2se.com

Distribution: (1 PDF Copy) Mr. Hugues St-Louis (CSC MonAvenir)

