



**Addendum #1**  
**T25-07 - Gym/Classroom Conversion at R.H. Cornish**  
**Public School**  
**Closing Date: Thursday, April 3, 2025 before 11:00 AM**

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**General**

Replace Architectural A000

Refer to Pre Tender Meeting Minutes included below the questions and answers

**Question 1:**

Please provide the base building sprinkler contact

**Answer 1:**

There is not a base building sprinkler contact. We do use Rohen for our annual inspections.

**Question 2:**

please confirm if DDSB has a list of approved Abatement contractors, if so please provide the list

**Answer 2:**

You may use one of the following:

Ferro Canada Inc

Lockdown Environmental

CRCS

Ontario Insulation

Or a certified abatement contractor of your choice.

**Question 3:**

The Room Schedule indicates wall tile on the North and West Walls, but the elevation shows only one wall.

Can you please clarify.

**Answer 3:**

North wall to receive tile

**Question 4:**

Flooring Question:

Room schedule indicates wall tile on north & west walls; elevations indicate only 1 wall to receive wall tile. Please confirm.

**Answer 4:**

North wall to receive tile

**Question 5:**

Regarding the masonry infill, can you please provide the height and let us know if it is to be infilled with brick or block?

On S201 it shows a block and on A203 it shows a brick.

**Answer 5:**

Infill is assumed to be 3 layers of brick to match existing. Infill is 2150mm +/- high

**Question 6:**

Clarification required as the room schedule indicates wall tile on north and west walls but the elevations show only one wall

**Answer 6:**

North wall to receive tile

**Question 7:**

Are shades required for the 2 Side Lights in rooms 158 & 158A? There is no indication that shades are required for the 2 sidelight, but we just want to confirm.

**Answer 7:**

Yes, include roller shades for the two side lights. They are required for lockdown purposes.

**Question 8:**

For the upper windows, please confirm the type of film to be installed. Also because its a sealed unit, will it have to be an exterior grade film to prevent heat cracks in glass?

**Answer 8:**

Film is required to be exterior grade, bases of design is 3M Prestige 70

**Question 9:**

The room schedule indicates wall tile on north and west walls elevations show only one wall. Please clarify.

**Answer 9:**

North wall to receive tile

**Question 10:**

The drawings package is missing a few Mechanical Drawings which are shown on Drawing A000, such as Plumbing & Drainage Demolition as well as the Fire Protection Drawings. Can you please provide these drawings?

**Answer 10:**

Refer to updated A000 attached

**Pre-Bid Meeting Minutes**

1. The school will remain operational throughout construction.

Facility operational hours and work restrictions are outlined below:

Monday to Friday 9:00am to 3:30pm\*

Noise by-law as per the township (9:00pm - 9:00am, all day Sunday and holidays)

\* Note: The Board will accommodate weekend and overtime requests for work to the extents possible. Contractors must provide a schedule of proposed over-night work 48 hours in advance for approval.

All excessively noisy and/or dusty work must be completed after hours or on weekends at the discretion of the DDSB Project supervisor.

- a. Excessive work is defined as work which will disrupt the continued facility operations (i.e. saw-cut concrete or masonry, quick cut saws, demolition of concrete or concrete masonry block walls etc).

Work that is required in surrounding areas including Resource, and corridors is to occur after hours to allow the use of the corridors during construction. Hoarding is required if construction is starting prior to June 26<sup>th</sup> the last day of classes. Washroom on the second floor is expected to start construction following last day of classes.

2. The contractors must isolate their construction area with hoarding from the surrounding occupied spaces and adjacent other construction zones. Hoarding is to consist of plywood or drywall hoarding to underside of deck. Hoarding to be controlled/lockable. Contractors are responsible for shifts and moves in hoarding to facilitate all trade sequencing.
3. Bin location for construction work will be provided in addendum.
4. Use of facility washrooms outside the construction zone are not permitted. Contractors are required to provide their own portable washrooms for their use.
5. General demolition extents and elements are shown on the demolition plan. However, the scope of the demolition work is as required to complete the new project scope of work. The general contractor shall include coordination of the demolition works as part of the base bid scope of work to complete and execute the overall project intent.

6. The bidders must include for project close out and occupancy information as provided in the specifications such as fire alarm verification, ESA, emergency lighting reports etc. Where indicated the documents shall be stamped by a professional engineer for compliance in the bid documents it must be followed and will not be amended.
7. Consultants will complete periodic reviews of the work for general conformance with the design drawings and specifications. Construction meetings will take place on a bi-weekly basis for the duration of the project.
8. A submissions schedule must be generated by the successful contractor immediately to filter out long lead items.
9. The Board has submitted the building permit for the project.
10. Goods and materials may be received during daytime hours, but the bulk transfer of construction materials, waste, etc. that could disrupt operations must occur outside of operating hours.
11. The contractor each day shall be responsible for cleanup before daily operations resume. The Board reserves the right to back charge the contractor for additional cleaning to areas outside of delineated work zones.
12. A designated substance survey has been distributed to all bidders for reference.
13. The project cash allowances are outlined in the tender documents
  - a) The Board reserves the right to use and reassign funds from other cash allowances to cover shortfalls in any particular area.
14. It is the contractors responsibility to review shop drawing submission prior to distribution to the consultants. Shop drawing applications that have not been generally reviewed and are missing the general contractors review stamp will be rejected.
15. The general contractor will be required to complete an interference meeting with applicable sub-trades, consultants, and Durham District School Board project manager to pro-actively identify site issues, constraints, and possible constraints for the project.

16. Contractors were made aware of areas that are tight working spaces and the importance of organized sub-trade coordination for the new scope of work, in-fills, mechanical / electrical. It is the contractors responsibility to coordinate sub-trades mobilization and re-mobilization around the phasing plan. The Board will not entertain additional costs for re-mobilization costs resulting from phasing of work.
17. The patch/repared terrazzo replacement in the main corridor space is required to be level to properly complete the work and transition between existing and new. The general contractors must include the costs for breaking out the top of the existing slab to accommodate the new terrazzo.
18. The Board confirmed that contractors shall include finishes on all surfaces to transition to new or existing construction. All new and/or existing surfaces will receive a finish as specified or to match existing.
19. The drawings outline fire separations between floors. It is the contractors responsibility to ensure they and/or their sub-trades have included in the base bid scope of work fire stopping all penetrations through any rated assembly.
20. It was recommended that all access doors and hatches be supplied by the mechanical sub-trade and installed by the gypsum board / stud sub-trade.