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Addendum #2

RFQ 2025-37

General Contractor Services for various renovations at ÉEC Notre-Dame, Hamilton

New Closing Date: May 1, 2025 at 2:00 PM local time

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

Please refer to “**25-01 Addendum 02**” which comprehensively addresses all submitted questions.

PART II – CHANGES

1- RFQ Timetable

Please note that the closing date has been moved to **May 1, 2025 at 2:00 PM local time.**

The RFQ Timetable has been revised accordingly:

Issue Date of RFQ	April 1, 2025
Mandatory Site visit	ÉÉC Notre-Dame 400 Cumberland Ave Hamilton, ON, L8M 2A2 April 8, 2025 at 11:30 AM local time On-site contact: Daniel Virginie Cell: (905) 391-0605
Deadline for Questions	April 11, 2025 at 12:00 PM local time
Deadline for Issuing Addenda	April 16, 2025
Submission Deadline	April 24, 2025 at 2:00 PM local time May 1, 2025 at 2:00 PM local time
Anticipated Execution of Agreement	Upon contract award

The RFQ timetable is tentative only and may be changed by the Board at any time.

2- Work schedule

Please replace to read:

APPENDIX D – RFQ PARTICULARS

B. MATERIAL DISCLOSURES

Work schedule

Please note the following constraints:

- Site work to begin on June ~~30~~ **27**, 2025, with a substantial completion date of August ~~11~~ **15**, 2025. Full completion must be achieved by August ~~15~~ **25**, 2025.
- Daycare centers and summer camps may be operating throughout the summer. The successful proponent will be responsible for coordinating the work with the Board's Project Officer and the consultant to provide a safe fence enclosure and secure access to the designated areas (daycare and summer camp).

With the above in mind, please provide an **overall work/project schedule including the material lead time** at the time of submission.

PART III – ENCLOSED DOCUMENT

The following document is enclosed to Addendum #2 and forms an integral part of RFQ 2025-37:

- **25-01 Addendum 02**

END OF ADDENDUM 2

Addendum No. 2

Project No.: 25-01

Date: 2025/04/22

Project: *CLIENT: Conseil Scolaire Catholique*

PROJECT TITLE: ÈÈC Notre Dame Classrooms Renovations and Exterior Doors Replacement

The following information supplements and/or supersedes the bid documents issued on April 02, 2025.

This Addendum forms part of the contract documents and is to be read, interpreted, and coordinated with all other parts. The cost of all contained herein is to be included in the contract sum. The following revisions supersede the information contained in the original drawings and specifications issued for the above-named project to the extent referenced and shall become part thereof. Acknowledge receipt of this Addendum by inserting its number and date on the Tender Form. Failure to do so may subject the bidder to disqualification.

1. INTENT

- 1.1. This Addendum is issued prior to receipt of Bid to provide clarifications and revisions to the Drawings and Specifications. The following additional instructions shall apply to and govern the Bid Documents.

2. ARCHITECTURAL DRAWINGS

- N/A

3. QUESTIONS AND ANSWERS

Q1. Would you kindly clarify which Doors & Frames are to be painted? (the Door Schedule shows the doors in the Ground Floor only.)

A1. Only new HM Doors & Frames on ground floor are to be painted.

Q2. Would you kindly clarify if the Masonry block between Ex. IT Room 210 and Ex. Storage 211 is LOAD-BEARING or not?

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A2. *There is NO existing wall between IT Room and Ex Storage. It is all one room - Existing IT Room 210.*

Q3. Please kindly confirm that (as per Drawing A1.02 - 2 & 3 and A1.03 - 2) All the Scope of Work for the Ex. Classroom 205 applies to Rooms 202, 203, 204, 208 in the 2nd Floor and Rooms 302, 303, 305, 308, 309 in the 3rd Floor.

A3. *Correct – there is a total of five (5) Classrooms on the second floor and six (6) Classrooms on third floor that require renovation as detailed in plan 2/A1.05 and related demolition and new construction plans and details.*

Q4. In the Drawing A1.02 - 3, we do have Rooms 302, 303, 305, 308, 309 in the Scope of Work. However, there is ONE room WITHOUT LABEL. Is it the Ex. Classroom 304? If yes, please clarify if the Scope of Work in Room 205 (as the Reference) applies to this room as well.

A4. *Correct – the missing label is Ex. Classroom 304. See A3 for the scope of work.*

Q5. Specification Section 09 65 19 - item 3.2 Surface Preparation not coordinated with 09 05 61 - Floor Preparation. Please confirm required floor preparation.

A5. *Floor for new flooring is to be prepared as per manufacturer specifications for specified flooring.*

Q6. Door and Hardware Schedule - Door 137-A - notes a single Auto Door Operator; however, electrical drawing E200 identifies 2. Please confirm which is correct.

A6. *Door 137-A to have two door operators as shown on drawings.*

Q7. Drawing E200 - note #1 - please confirm location of closest assumed available breaker panel.

A7. *Every corridor has a panel – the main panel is located on the main floor opposite of room 130 in room 131.*

Q8. Drawing E200 - drawing doesn't identify actuators or mention integration into existing security system. Please clarify.

A8. *All security/access control work is to be done by FMC and is part of this contract. The contractor is to retain FMC for this work. The electrical contractor is to provide the necessary rough-ins.*

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Q9. Please confirm at all exit doors; no fire alarm integration required.

A9. There is no fire integration required. All new/relocated security/access control components are to be connected and integrated into the existing security/access control system.

Q10. Specification Section 09 05 61 - Flooring Preparation - We're reviewing the flooring specification and noted the inclusion of a concrete moisture emission reducer under Section 2.2.1, with reference to products such as Planiseal VS, Sikafloor 81 EpoCem, and Ardex MC Rapid. These systems are typically used to address elevated moisture vapour emissions and high surface pH prior to floor finish installation.

Could you please confirm whether the use of this system is mandatory across all areas, or if its inclusion is dependent on the results of moisture and pH testing? We propose to carry out slab testing as part of our base scope, and if test results exceed the acceptable thresholds (i.e., MVER 3 lbs/1,000 sq.ft/24 hrs or pH 9), the moisture mitigation system would be carried out as a change order.

Additionally, if the intent is for this system to be included in our base bid, please confirm that we are to carry both the epoxy-based moisture emission reducer and the specified primer layer prior to flooring installation.

A10. Contractor to carry out slab testing as part of the base bid, and if test results exceed the acceptable thresholds (i.e., MVER 3 lbs/1,000 sq.ft/24 hrs or pH 9), the moisture mitigation system would be carried out as a change order.

Q11. Please confirm construction of drywall bulkheads - Drawing A3.01 notes 13mm, however, specification section 09 29 00 specifies 15.9mm - assuming standard drywall per 2.2.1.2.

A11. 13 mm gypsum board is acceptable for the bulkhead construction

Q12. Also, please confirm 2.6 Sound Control Materials not relevant to scope of work.

A12. Sound control material is not required for this project

Q13. Specification Section 09 65 13 - item 2.2.2 notes 150mm tall resilient base. Drawing notes - for example: A3.02 - note C - calls for 100mm

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base board. Please confirm.

A13. 100 mm wall base is acceptable.

Q14. Please confirm all existing loose furniture and equipment within classrooms to be removed and stored by others.

A14. All loose furniture and equipment not part of the demolition will be removed and stored by others

Q15. Drawing A1.04 notes that we are to allow for 2 wall colors and 2 VCT floor tile colours; however, finishes schedule notes 3 and 6 respectively. Please confirm.

A15. Contractor to carry 3 wall colours and 6 VCT tile colours

Q16. Per Specification Section 06 40 00 - 1.5 Quality Assurance - note 1.5.1.3.1 - Member in Good Standing of AWMAC. Please confirm AWMAC certification required.

A16. Refer to Addendum #1, A5.

Q17. Per Specification Section 06 40 00 - item 2.7.1.7 & 2.7.1.8 - door locks and drawer locks. Unable to locate on drawings. Please confirm if any cabinets doors or drawers to be lockable. Drawing A1.04 notes lockset for teachers cabinet - lockset not specified nor reflected on millwork elevations. Please confirm requirements.

A17. Door locks are required for all teacher's cabinets (1@classroom), IT closet in Room 130, and for all cabinets and drawers in the office 136.

Q18. Drawing A1.05 - Floor Plan 1 - notes undermount sink installation. Please confirm as counters are PLAM.

A18. All countertops are solid surface

Q19. Please confirm if any base building vendors - primarily for existing security.

A19. FMC is base building Security vendor. Contact Kevin Jarret kjarret@fire-monitoring.com

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Q20. Please confirm Building Permit applied and paid for by Client. Please confirm if plumbing drawings will be made available? City of Hamilton, although minor modifications, may request that drawings be prepared and submitted in order to obtain Building Permit.

A20. Building Permit Application is in place and paid for by client. Plumbing scope of work is limited to the replacement of sinks and associated fixtures, therefore no plumbing drawings will be provided.

Q21. Please confirm anticipated project schedule.

A21. It is anticipated that construction is to start at 6:00 p.m. on June 27th, 2025 and be completed no later than 7:00 a.m. on August 25th, 2025. General contractor to allow in the schedule for no more than 10 days for the hazardous material removal by contractor hired directly by the School Board.

Q22. Per Specification Section 01 10 00 - item 1.2.2 - notes that we are to accommodate Owner's continued use of premises during construction. Please confirm areas to be left operational allowing us to ensure including required temporary controls.

A22. The Existing Kindergarten and Nursery area will remain operational during construction. Contractor is to maintain the emergency exit from the area. Replacement of doors 114 and 113, and ground floor Classroom Renovation 130 and Storage 133 are to be carried out outside of regular working hours M-F 7:00 a.m. - 6:00 p.m. and on the weekend. The Existing Kindergarten and Nursery are closed first week of August and there is no working restriction during that time.

Q23. Per Specification Section 01 10 00 - item 1.2.1 - notes that we are to allow access for daycare and work by other contractors. Regarding other contractors, we are required to be separated by space or time - please confirm if any other contractors will be working concurrently with planned renovations. Also, please confirm daycare areas and temporary controls required to maintain safety of staff and children/phasing requirements if any.

A23. Refer to the answers provided in A21 and A22

Q24. 011000-item 1.2.4-notes that work is NOT TO BE PERFORMED Monday to Friday. Please confirm working hours.

A24. Refer to the answer noted in A22

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- Q25. Supplementary Warranty and Liability Requirements - Contractor responsible for all construction safety, even when multiple contractors are on-site. Please confirm any/renovations.

A25. Refer to answer A21

- Q26. Would you kindly provide further clarification regarding the floor finish specifications? The Proposed Finish Board indicates various colors for the main floor. However, we do not have enough information about the desired pattern. Specifically, for the accent wall, would you please clarify and confirm the pattern?

A26. The floor pattern will include alternating 2 or 3 different colours in simple pattern, without tile cutting. Accent wall will not have a pattern – it will be different colour than the other walls.

- Q27. Given that shop drawings for millwork typically take 2–4 weeks, consultant review requires a minimum of 2 weeks, and production takes an additional 4–6 weeks, but we've only been given a 6-week window to complete the project—how is this timeline expected to be met? please advise

A27. We anticipate for the contract to be awarded by mid May. Contractor will be provided access after hours to do site measurements as required for the shop drawings so that they can be submitted and reviewed by mid June.

- Q28. As per "Annex D - Notre-Dame 2023 HBMA Report" the Vinyl Floor Tiles (and Associated Mastic) in the Rooms 113, 130, 202, 203, 204, 205, 208, 209, 210, 211, 302, 303, 304, 305 are Asbestos Containing Materials. Besides, as per Addendum No. 1 - Page 5 - Answer 2, "Hazardous material will be removed under a separate contract". Please confirm that All the Abatement works will be done under a Separate Contract and the General Contractor does not have to include in the Bid for the Flooring Removal for the Above-mentioned rooms.

A28. Abatement work will be completed by the contractor hired directly by the School Board and managed by RiskCheck, slittle@riskcheckinc.com. Also, review Answer A21 for the coordination and schedule.

END OF ADDENDUM NO 2