



Addendum #2

Bid Opportunity: 23-7362-RFT

**Waterloo-Oxford District Secondary School –
Family Studies Renovation & HVAC Upgrades**

Closing Date: Wednesday, February 1, 2023 2:00 PM

The following issued by the Board shall form part of the Bid / Proposal Solicitation document. The revisions and additions noted herein along with any attachments shall be read in conjunction with all other related documents. This Addendum shall take precedence over the previously issued documents where differences occur. Receipt of this addendum must be acknowledged in the Bidding System, bids&tenders.

If you have already submitted a Bid / Proposal, it will be automatically withdrawn as a result of this addendum. You must resubmit the Bid / Proposal acknowledging all addenda and revising your Bid / Proposal to comply with all addenda.

Question 1:

Could you please provide an estimated range of the \$ value for this project?

Answer 1:

The Ministry funded project dollar value is not available to the public at this time.

Question 2:

Please clarify if Room 120A - Fan room 2nd floor - still has sprayed fireproofing on the beams above the plaster ceiling. If yes, please advise the asbestos abatement procedures for the air duct removal in the building.

Answer 2:

The fireproofing on beams in the room FR# 120A is non-friable asbestos-containing material, but trowel-on fireproofing. No accessible spray-applied fireproofing is present within the ceiling spaces or in locations that would have any connection with the current HVAC systems or interaction with ambient air.

Removal of trowel-on fireproofing will be Type 3 operations as per Reg 278/05 - Repairing, altering or demolishing all or part of any building in which asbestos is or was used in the manufacture of products.

Question 3:

Drawing A7.0 shows 2 details labelled 1/A7.0; which one is correct? And is there supposed to be a 1/A7.0 which is not on the drawings?

Answer 3:

See below for clarification.

Question 4:

On Drawing SP1.1 the sprinkler outline for the ground floor includes the green house. Are there any drawings for the green house? Is the green house heated all year?

Answer 4:

Refer to attached Record Drawing of the Greenhouse, which may not represent existing conditions. The Greenhouse is heated year-round.

Question 5:

Please confirm if mechanical and electrical subcontractors are required to be part of the WRDSB's Vendor of Record List.

Answer 5:

No, there is no Vendor of Record list for any subcontractors.

Question 6:

As per drawing A3.1, Section of wall adjacent to Grid X16 - xD is shown on drawing A6.1 section 1 but there is no such drawing. There is a section shown on Drawing A7.0 section 1, please confirm if the detail shown on drawing A7.0 is of the same location, if not please can you issue drawing A6.1

Answer 6:

Please see below for clarification.

Question 7:

All drywall on this job appears to be impact resistant – this product is very difficult to get at this point in time. please advise if we equivalent materials

Answer 7:

Equivalent products are listed in Section 09 21 16, Article 2.1.4. No other products are acceptable.

Question 8:

Specs for impact abuse drywall calls for heavy gauge studs, Is 20 ga minimum acceptable?

Answer 8:

Refer to Section 09 22 16, Article 2.1.1.

Question 9:

As it is not indicated the manufacturer of the age of the ceiling grid system, it is difficult to determine if it will come apart to be re-useable again. Please confirm if we are going to reuse the existing or replace all with new

Answer 9:

Refer to the Drawings.

Question 10:

Please confirm the percentage of the ceiling tiles that needs to be salvaged, and you will need to replace

Answer 10:

Refer to the Drawings. All ceiling tiles are to be salvaged where indicated.

Question 11:

Addendum #1 doesn't confirm if there is a prequalified list of subcontractors. In past years there have been for multiple trades.

Answer 11:

There are no prequalified subcontractors.

Question 12:

Please confirm if all the structural member shown on Roof Structural drawing S2.01 are a part of Cash allowance.

Answer 12:

Structural members shown on Drawing S2.01 are **NOT** part of a Cash Allowance. They are part of the Base Bid.

Question 13:

Would you accept Polyflor Classic Mystique PUR that is comparable/greater than what is specified to be included on the merit of the performance data sheet? The greater benefit of this flooring is that it is a homogenous non-directional vinyl flooring.

Answer 13:

No. Please see below and refer to Section 09 65 16 for acceptable products.

Question 14:

How soon after tender closing will you be posting Unofficial Bid Results on the Bids and tenders Site?

Answer 14:

Results will be posted as soon as the process is complete.

ARCHITECTURAL SPECIFICATONS

1. Section 00 21 15 Scope of Work
 1. REPLACE Section 00 21 15, with revised Section 00 21 15, attached (1 page).
2. Appendix 01 35 34A - Asbestos Report
 1. ADD Spray-Applied Fireproofing Clearance Report, prepared by MTE Consultants Inc., January 20, 2023 (5 pages).
3. Section 09 65 16 Resilient Flooring and Base
 1. REPLACE Article 2.1.1 with the following:
 - .1 Resilient Sheet Flooring (RSF): to ASTM F 1913, 2000mm wide x 25000mm long roll, 2mm thickness homogenous sheet vinyl flooring, in standard colour selected by Consultant.
 - .1 IQ OPTIMA as manufactured by Tarkett.
 - .2 **PALETTONE, as manufactured by PolyFlor.**
 - .3 MIPOLAM AFFINITY, as manufactured by Gerflor.

ARCHITECTURAL DRAWINGS

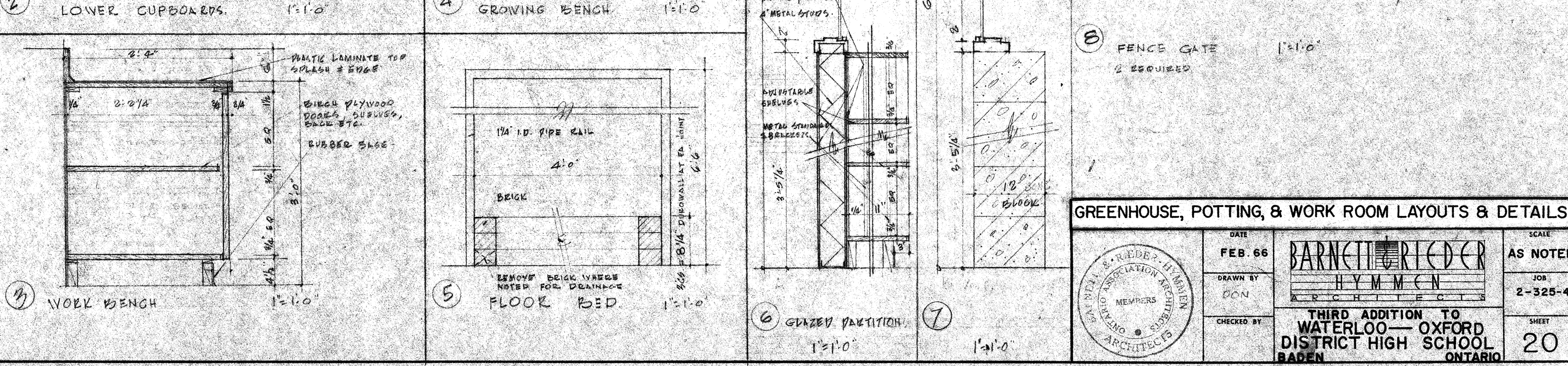
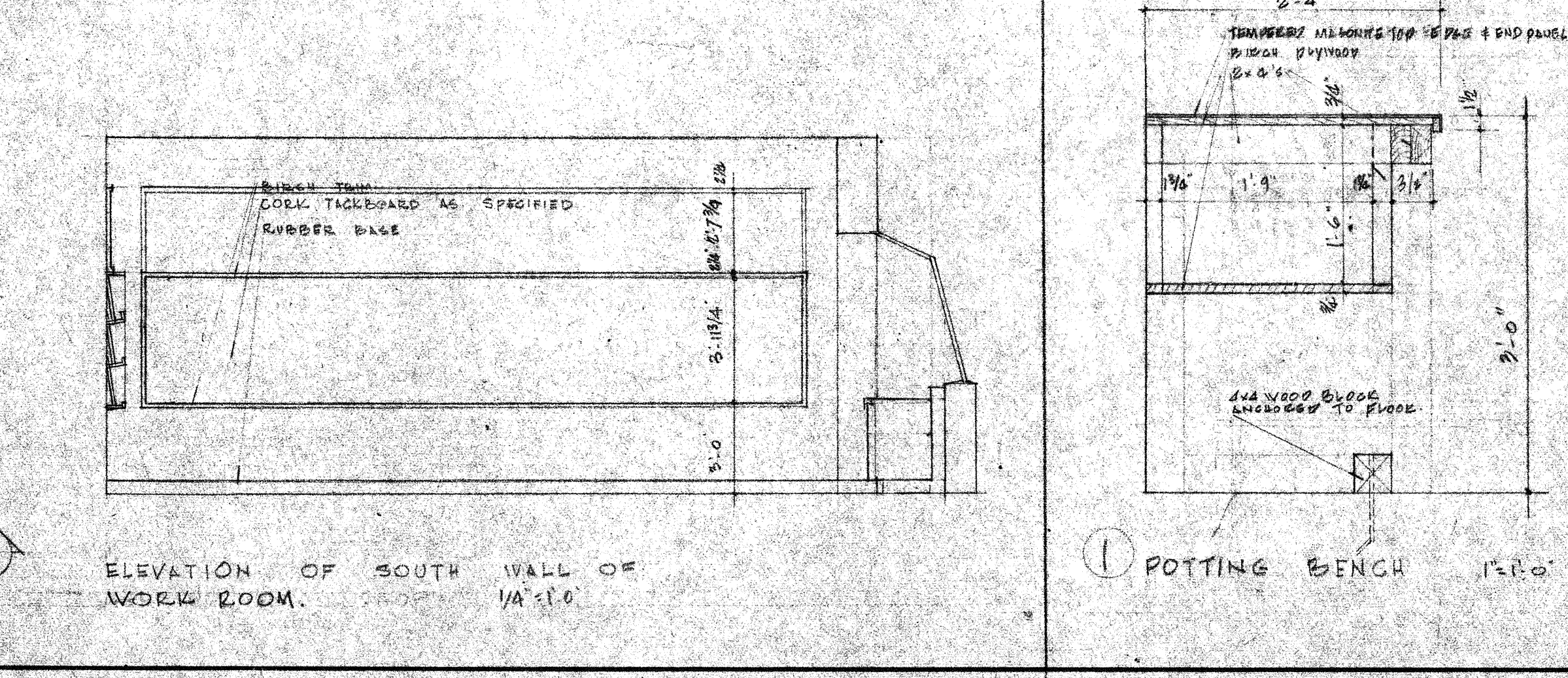
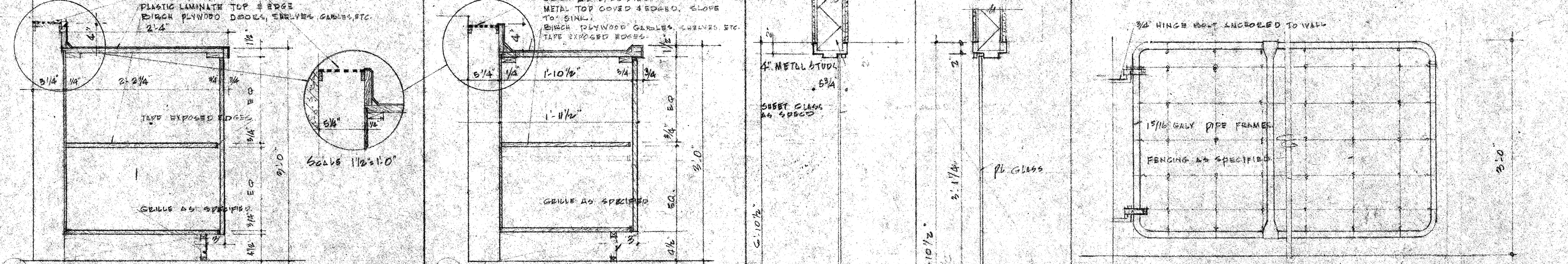
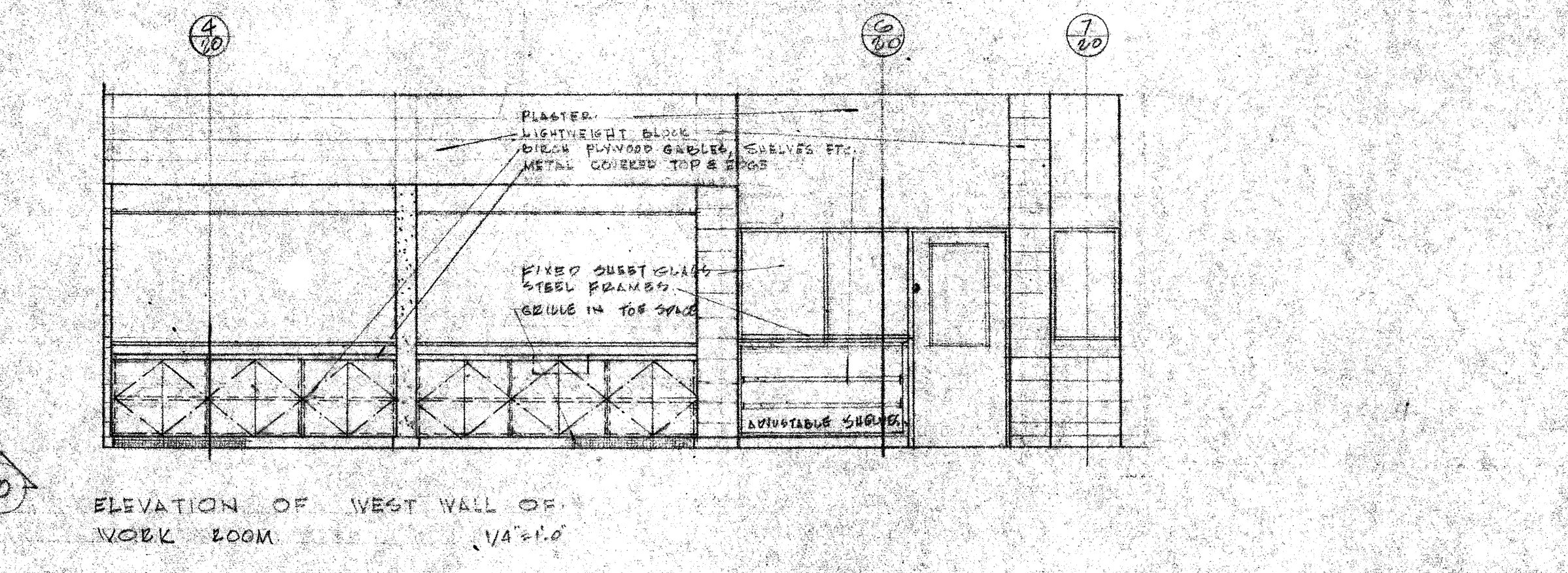
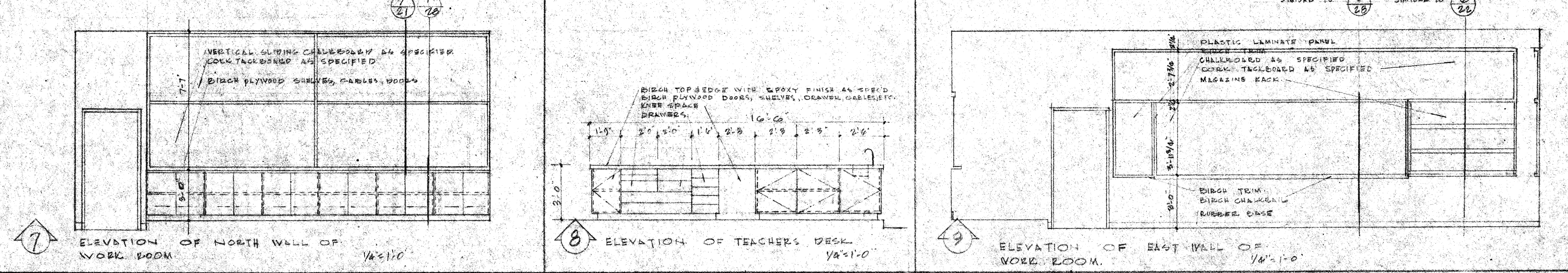
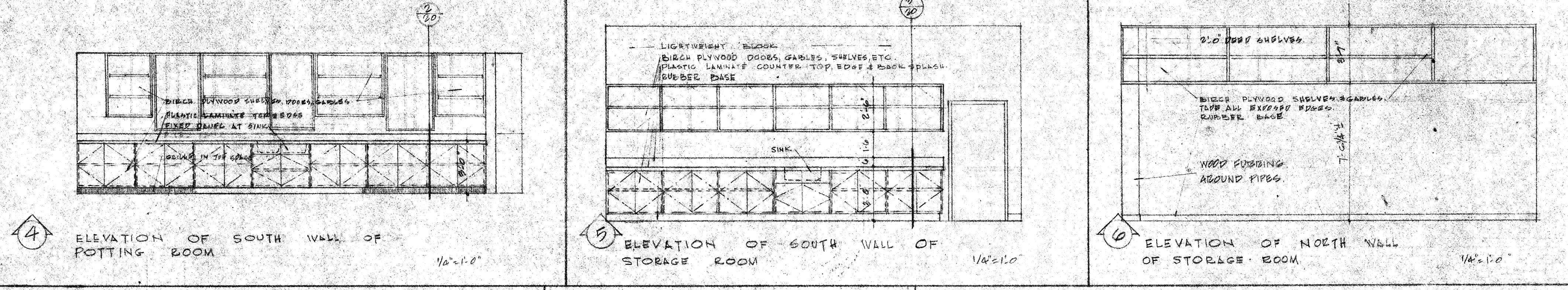
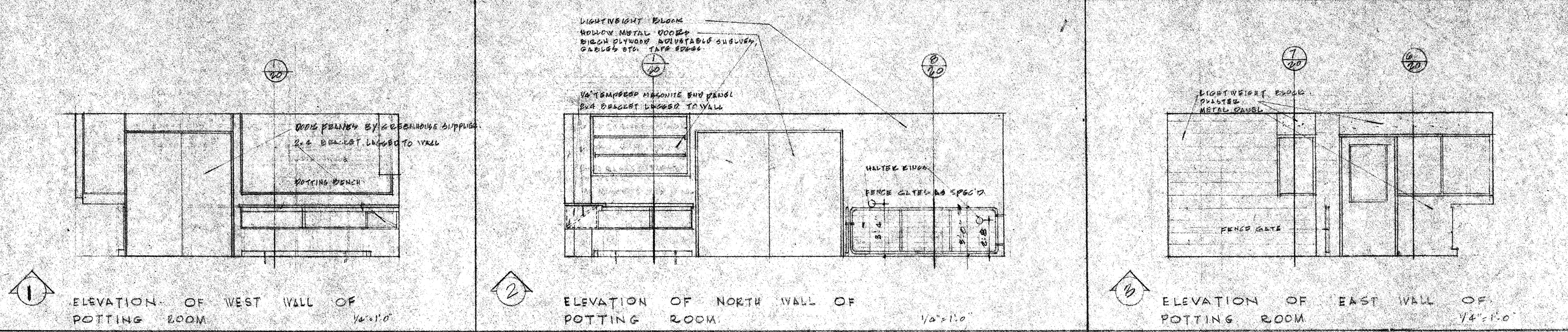
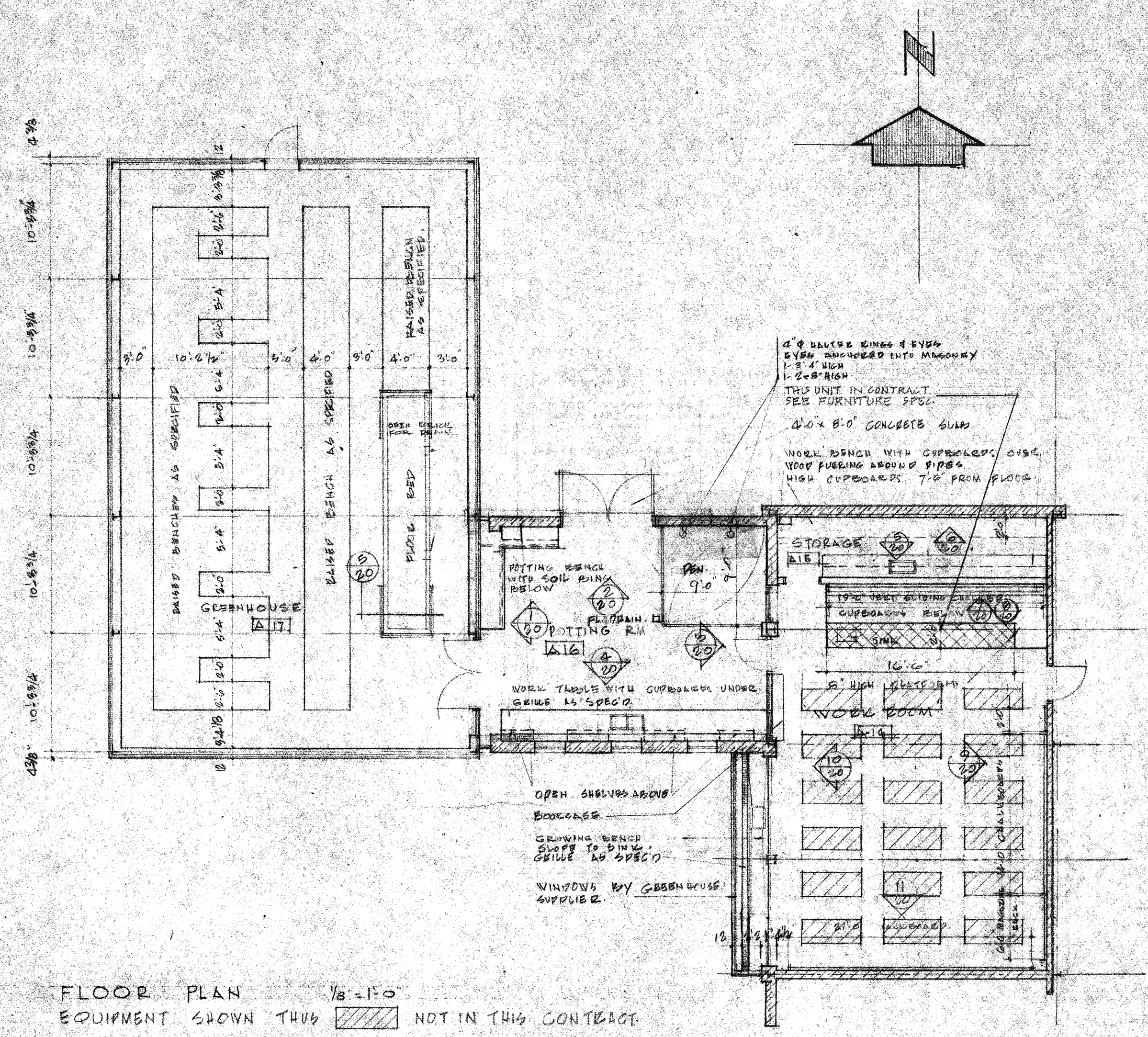
4. Drawing A2.1 Partial Demolition Floor Plans
 1. **REPLACE DRAWING A2.1 WITH DRAWING A2.1R, ATTACHED. DETAIL REFERENCES HAVE BEEN ADDED/ REVISED.**
5. Drawing A2.3 Partial Reflected Ceiling Demolition Plans
 1. **REPLACE DRAWING A2.3 WITH DRAWING A2.3R, ATTACHED. SCOPE OF WORK IN FAMILY STUDIES 103 HAS BEEN REVISED.**
6. Drawing A3.1 Partial Floor Plans
 1. **REPLACE DRAWING A3.1 WITH DRAWING A3.1R, ATTACHED. DETAIL REFERENCES HAVE BEEN ADDED/ REVISED.**

7. Drawing A3.2 Enlarged Floor Plans & Plan Details
 1. **REPLACE DRAWING A3.2 WITH DRAWING A3.2R, ATTACHED. DETAIL REFERENCES HAVE BEEN ADDED/ REVISED.**

8. Drawing A7.0 Wall Sections and Section Details
 1. **REPLACE DRAWING A7.0 WITH DRAWING A7.0R, ATTACHED. DETAIL REFERENCE HAS BEEN REVISED.**

END OF ADDENDUM #2

- + Drawing of Existing Greenhouse, Section 00 21 15R (1 page),
Spray-Applied Fireproofing Clearance Report (5 pages),
Drawings A2.1R, A2.3R, A3.1R, A3.2R, A7.0R



GREENHOUSE, POTTING, & WORK ROOM LAYOUTS & DETAILS

DATE: FEB. 66
DRAWN BY: DON
CHECKED BY: [Signature]

BARNETT & COOPER
HYMMCN ARCHITECTS

SCALE: AS NOTED
JOB: 2-325-4
SHEET: 20

THIRD ADDITION TO WATERLOO - OXFORD DISTRICT HIGH SCHOOL, ONTARIO

00 21 15 – Scope of Work

The scope of work for the Family Studies Renovation and HVAC Upgrades at Waterloo-Oxford District Secondary School includes, but is not limited to the following:

1. Complete renovation of Family Studies Room 103.
2. Complete HVAC Upgrade to the 100 wing, Ground and Second Floors.
3. Extension of fire protection system (sprinklers) to the 100 wing, Ground and Second Floors.
4. Replacement of windows at south end of Corridor 821.
5. Replacement of ceilings, lighting fixtures in selected corridors.
6. Electrical system upgrades.

Refer to Drawings and Specifications for full Scope of Work.

Separate Price:

1. **All exterior work shown on Drawings A1.0, C1.1, C2.1, C2.2 and C2.3 is to be included in the Separate Price, and is NOT part of the Base Bid.**

END OF SECTION



MTE Consultants

520 Bingham Centre Drive, Kitchener, Ontario N2B 3X9

January 20, 2023

MTE File No.: C34532-940

Daniela Budure
Waterloo Region District School Board
51 Ardelt Avenue
Kitchener, Ontario N2C 2R5
Email: daniela_budure@wrdsb.ca

Dear Daniela:

**RE: Waterloo-Oxford District Secondary School
Spray-applied Fireproofing Clearance Report
1206 Snyder's Road West, Baden, Ontario**

Background

MTE Consultants Inc. (MTE) was retained by the Waterloo Region District School Board (WRDSB) to determine whether Section 12 (3)10 and 12(4)3 of Ontario Regulation 278/05 still applies to Waterloo-Oxford District Secondary School (WODSS).

Under Ontario Regulation 278/05 (O.Reg.278/05), buildings with asbestos-containing spray-applied fireproofing are subject to conducting asbestos abatement operations when cleaning, removing, demolishing, or exchanging HVAC components such as filters.

The WRDSB has endeavored, through asbestos abatement over several redevelopment and renovation projects, to remove all accessible spray-applied fireproofing at WODSS to reduce the cost of HVAC upgrades and routine maintenance of the air handling systems and components as asbestos abatement operations.

MTE has been involved in overseeing and documenting many of these asbestos abatement projects as well as conducting annual asbestos condition assessment inspections and asbestos audit updates. This also includes reviewing air clearance and asbestos removal reports issued by other Environmental Health and Safety consultants to the WRDSB.

To MTE's knowledge, no accessible spray-applied fireproofing is present. Remaining spray-applied fireproofing may be found in the form of debris in concrete block wall cavities or concealed on inaccessible structural beams or behind other structural components that would require significant demolition to access.

Other forms of fireproofing are present within WODSS, including troweled parging on structural beams above the ceiling grids in Corridors 810, 811, 812, 824, portions of Corridor 813, and above the gypsum fire separation ceiling in Mechanical Room 120A.

Under O. Reg. 278/05, asbestos abatement operations related to HVAC components apply only when "spray-applied" fireproofing is present or if asbestos-containing materials (ACMs) are likely to be disturbed as part of work done on, or around, these HVAC components.

As part of due diligence, the WRDSB retained a duct cleaning contractor (DDK Duct Cleaning) to conduct a Type 2 cleaning of the interior of the WODSS's ducts to remove potential residual asbestos fibres that may constitute an "exposure risk" to workers in November 2022 and January 2023.

The following documentation is provided to verify that accessible asbestos-containing spray-applied fireproofing is no longer present within WODSS:

- *"2021 Asbestos Audit Update – Waterloo Oxford District Secondary School, 1206 Snyder's Road West, Baden, Ontario"* including figures and Asbestos Management Database prepared by MTE Consultants Inc. dated July 13, 2021 and Revised October 25, 2022.

Other supportive documentation includes the following:

- *"Results of Total Airborne Fibre Sampling at Waterloo-Oxford District Secondary School, 1206 Snyder's Road West, Baden, Ontario"* prepared by MTE Consultants Inc. dated September 24, 2012;
- *"Results of Total Airborne Fibre Sampling at Waterloo-Oxford District Secondary School, 1206 Snyder's Road West, Baden, Ontario"* prepared by MTE Consultants Inc. dated April 5, 2013;
- *"Results of Total Airborne Fibre Sampling at Waterloo-Oxford District Secondary School, 1206 Snyder's Road West, Baden, Ontario"* prepared by MTE Consultants Inc. dated September 2, 2016;
- *"Asbestos Air Monitoring, Waterloo-Oxford District Secondary School, 1206 Snyder's Road West, Baden, Ontario"* prepared by OnPoint Environmental Solutions Inc. dated September 7, 2017;
- *"Occupied Air Monitoring for Asbestos Fibres, Waterloo-Oxford Secondary School, 1206 Snyder's Road West, Baden, Ontario"* prepared by OnPoint Environmental Solutions Inc. dated August 21, 2019;
- *"Results of Total Airborne Fibre Sampling at Waterloo-Oxford District Secondary School, 1206 Snyder's Road West, Baden, Ontario"* prepared by MTE Consultants Inc. dated April 27, 2022;
- DDK Certificates of duct cleaning completion – Ground Floor return/exhaust air ductwork, grilles and diffusers serving "100" Wing Classrooms November 29-30, 2022; and
- DDK Certificates of duct cleaning completion – Second Floor return/exhaust air ductwork, grilles and diffusers serving "100" Wing Classrooms January 3-5, 2023.

Conclusions and Recommendations

Based on a review of historical documentation and analytical results the following conclusions are presented:

- No accessible spray-applied fireproofing is currently present within WODSS.
- Air sampling conducted by MTE in 2012, 2013, 2016, and 2022 as well as OnPoint Environmental Solutions Inc. in 2017 and 2019 do not suggest adverse impacts to air quality associated with airborne asbestos fibre.
- Work on HVAC components apply only when “spray-applied” fireproofing is present or if ACMs are likely to be disturbed as part of work done on, or around, these HVAC components. Therefore, Section 12 (3)10 and 12(4)3 of O. Reg. 278/05 do not apply based on current site conditions.

The following recommendations are made:

- If any construction, renovation, alteration, or maintenance activities are required or planned, additional inspections are recommended. ACM may also be present in concealed locations.
- If any construction, renovation, alteration, or maintenance activities are required or planned, invasive inspections of concealed locations for potential ACM must be performed prior to such activities. Should any suspect ACM be discovered, work should cease, and the materials should not be disturbed. Suspect ACM must be treated as asbestos-containing or sampled and asbestos content verified. Any activities that require disturbance of ACM must be performed in accordance with O. Reg. 278/05.
- There are no requirements under current legislation to remove ACM from a building simply because it is present. However, O. Reg. 278/05 requires that an Asbestos Management Program (AMP) be implemented and maintained by the owner/employer where ACM is identified or suspected present.
- The AMP includes but is not necessarily limited to:
 - Identification of ACM by the preparation of an Asbestos Audit Report (that is to be kept on the premises).
 - Notification of the presence of ACM in WODSS to workers, contractors, tenants and occupants.
 - Training of every worker who; will conduct Type 1, 2 or 3 Operations or may do work that; i) involves ACM, or ii) is carried on in close proximity to ACM and may disturb it shall include:
 - The hazards of asbestos exposure.
 - Personal industrial hygiene and work practices.
 - The use, care and disposal of protective equipment and clothing, including:
 - The limitations of the equipment;
 - Inspection and maintenance of the equipment;
 - Proper fitting of a respirator;

- Respirator cleaning and disinfection; and
- Measures and procedures prescribed by O. Reg. 278/05.
- The control of worker exposure to asbestos fibers through:
 - Engineered controls;
 - Policies;
 - Procedures;
 - Training;
 - Personal Protective Equipment (PPE); and
 - Personal hygiene.
- The maintenance and updating of information in the audit at least annually or whenever new information relating to the audit becomes available.

Limitations

Services performed by **MTE Consultants Inc. (MTE)** were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Environmental Engineering & Consulting profession. No other representation expressed or implied as to the accuracy of the information, conclusions or recommendations is included or intended in this report.

This report was completed for the sole use of MTE and the Client. It was completed in accordance with the approved Scope of Work. As such, this report may not deal with all issues potentially applicable to the site and may omit issues that are or may be of interest to the reader. MTE makes no representation that the present report has dealt with all-important environmental features, except as provided in the Scope of Work. All findings and conclusions presented in this report are based on site conditions, as they existed during the time period of the investigation. This report is not intended to be exhaustive in scope or to imply a risk-free facility.

Any use which a third party makes of this report, or any reliance on, or decisions to be made based upon it, are the responsibility of such third parties. MTE accepts no responsibility for liabilities incurred by or damages, if any, suffered by any third party as a result of decisions made or actions taken, based upon this report. Others with interest in the site should undertake their own investigations and studies to determine how or if the condition affects them or their plans.

It should be recognized that the passage of time might affect the views, conclusions and recommendations (if any) provided in this report because environmental conditions of a property can change. Should additional or new information become available, MTE recommends that it be brought to our attention in order that we may re-assess the contents of this report.

Yours truly,

MTE Consultants Inc.

Martin Mielke, B.Sc., CRSP

Technical Practice Leader, Indoor Environments
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mmielke@mte85.com

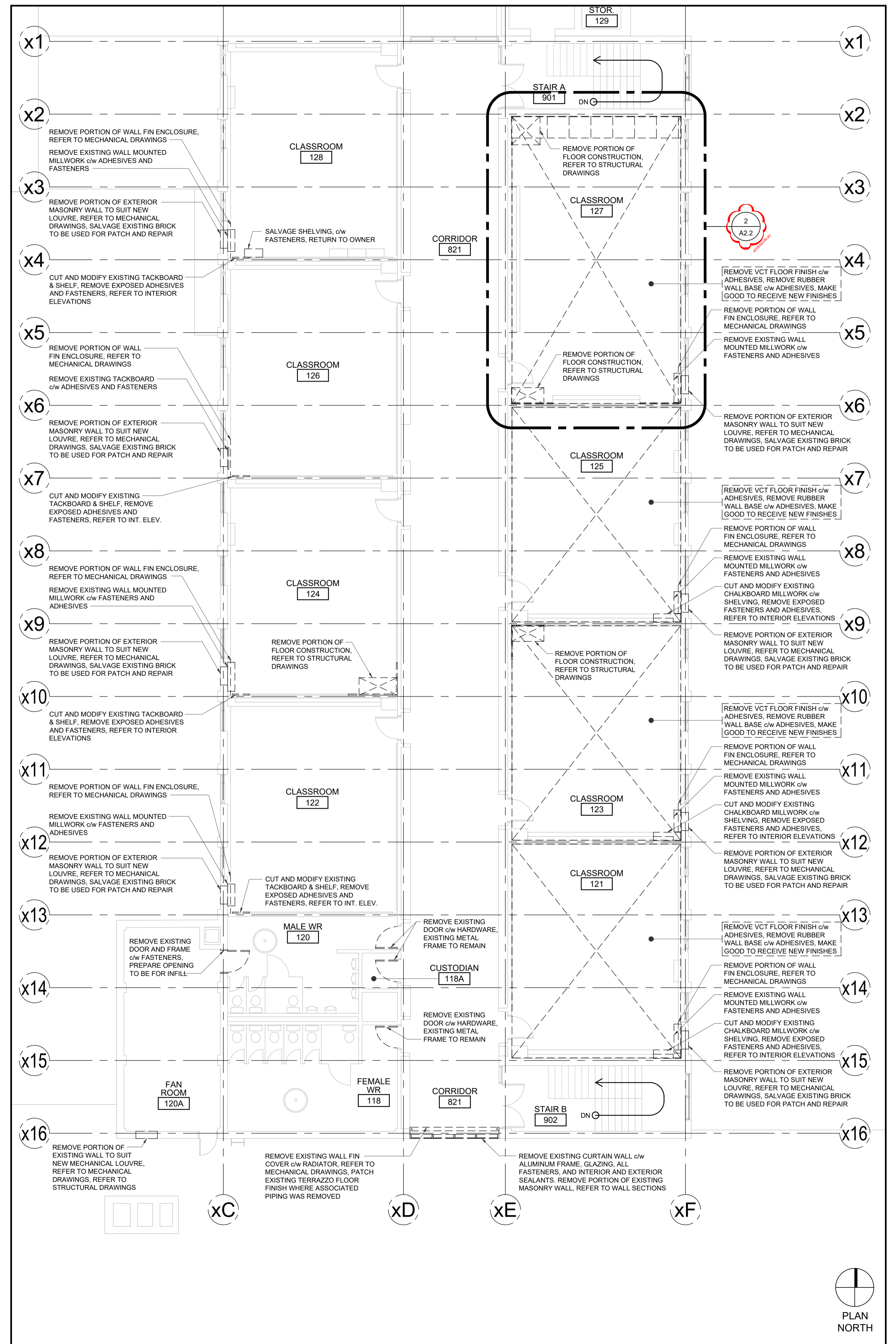
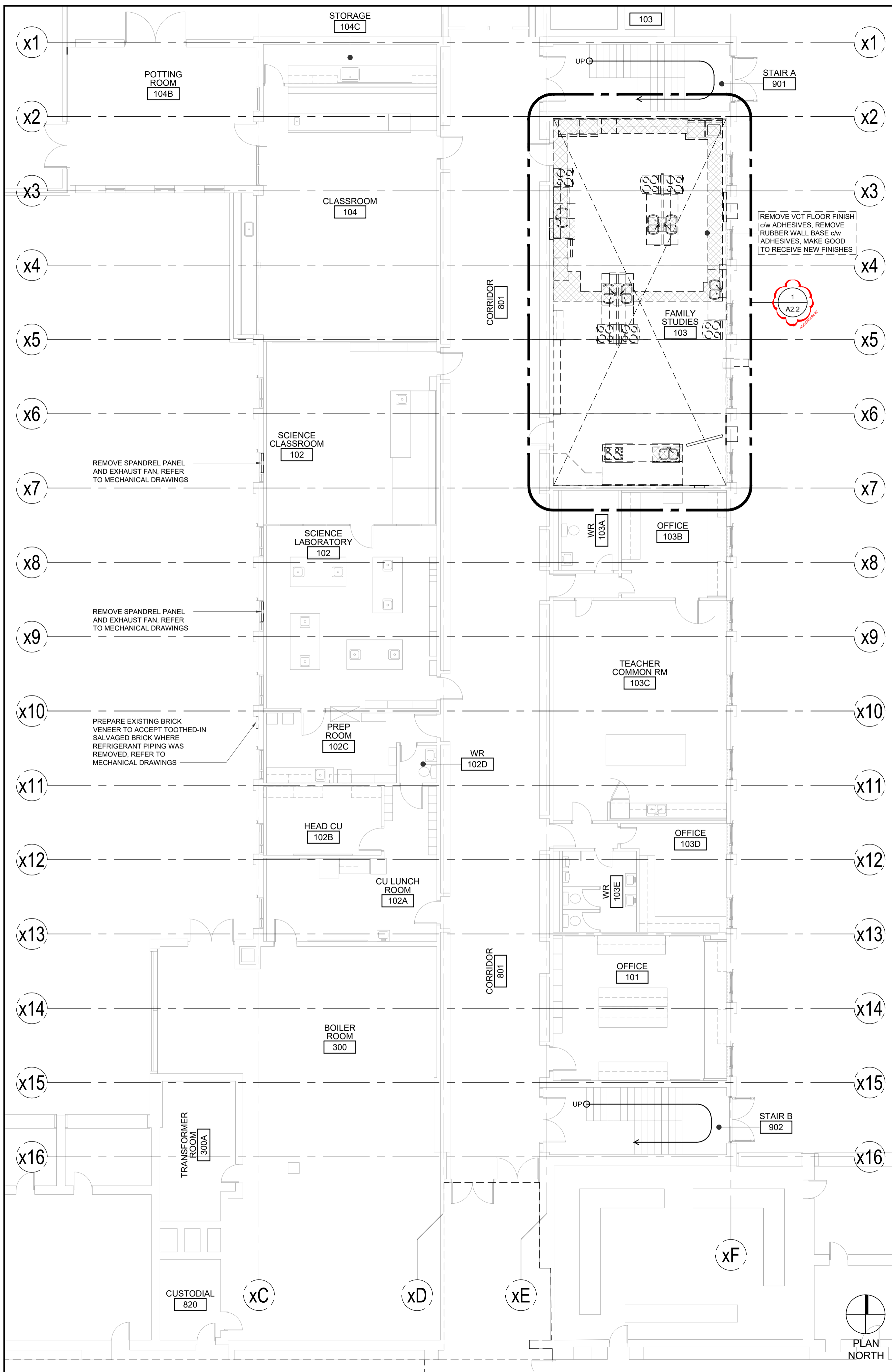
Paul Semeniuk, B.E.S., C.E.T.

Manager, Indoor Environments
519-743-6500 ext. 1324
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MJM:smk

Attach.

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1 A2.1 ENLARGED GROUND FLOOR DEMOLITION PLAN

2 A2.1 ENLARGED SECOND FLOOR DEMOLITION PLAN

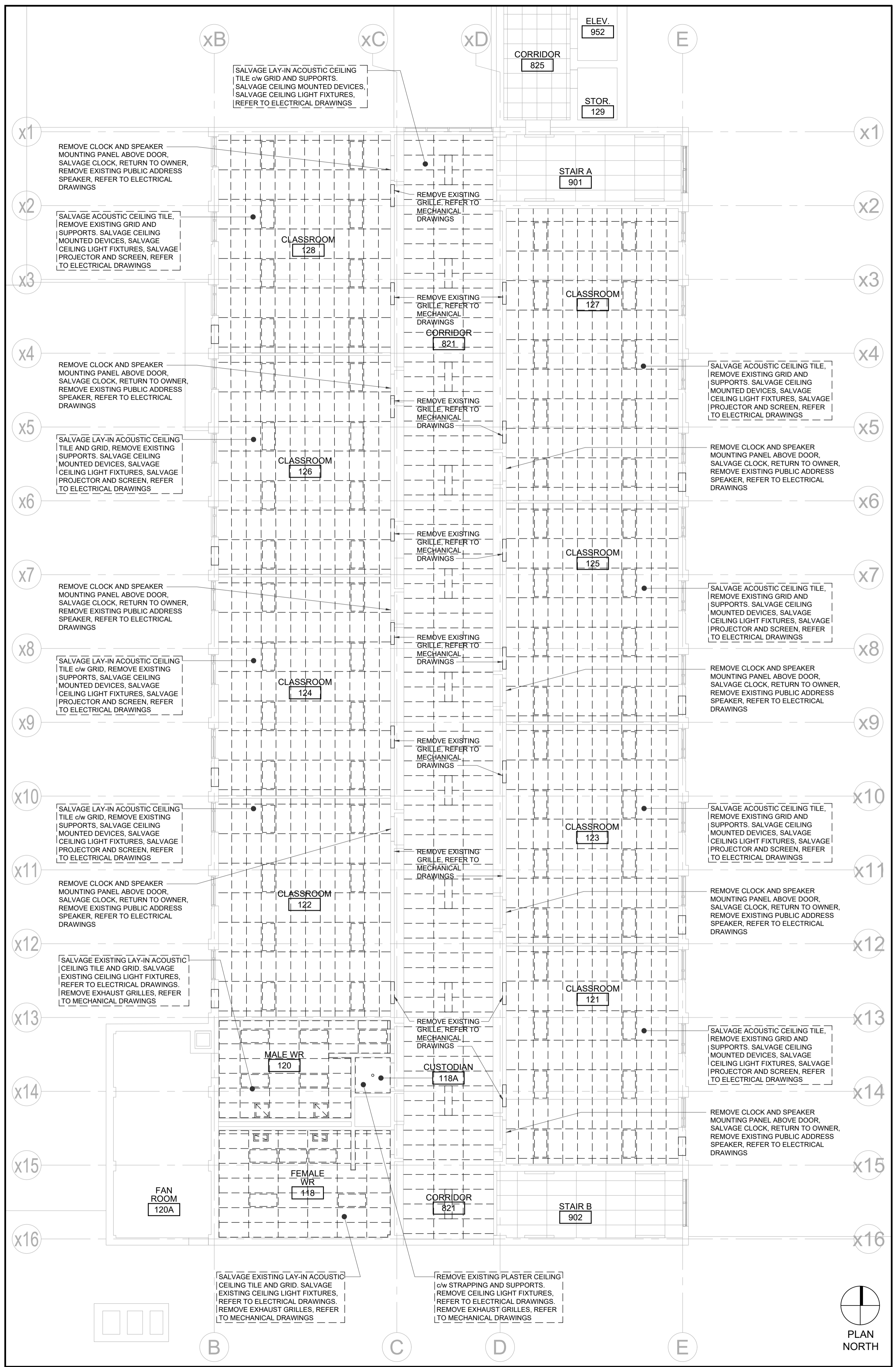
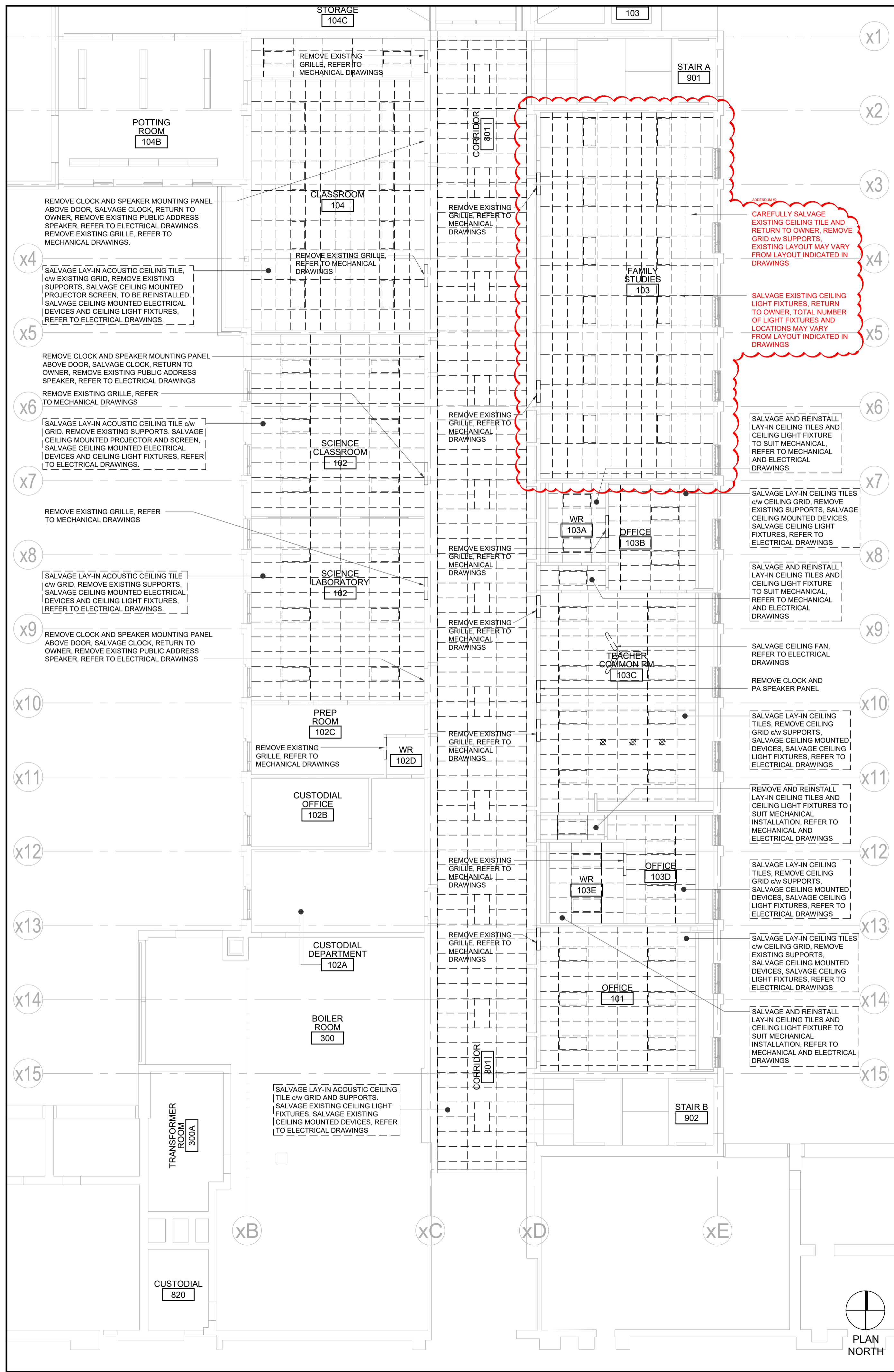


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Waterloo-Oxford District Secondary School
 FAMILY STUDIES RENOVATION & HVAC UPGRADES
 1206 Snyder's Road West, New Hamburg, ON N3A 1A4
 Project No.: 1036B
 Drawn By: JNL
 Revised: 2023-01-20
 ISSUED FOR TENDER

A2.1R



1 PARTIAL GROUND FLOOR REFLECTED CEILING DEMOLITION PLAN

2 PARTIAL SECOND FLOOR REFLECTED CEILING DEMOLITION PLAN

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1206 Snyder's Road West, New Hamburg, ON N3A 1A4

Project No. 1036B

Drawn By: JNL

Revised: 2023-01-20

FAMILY STUDIES RENOVATION & HVAC UPGRADES

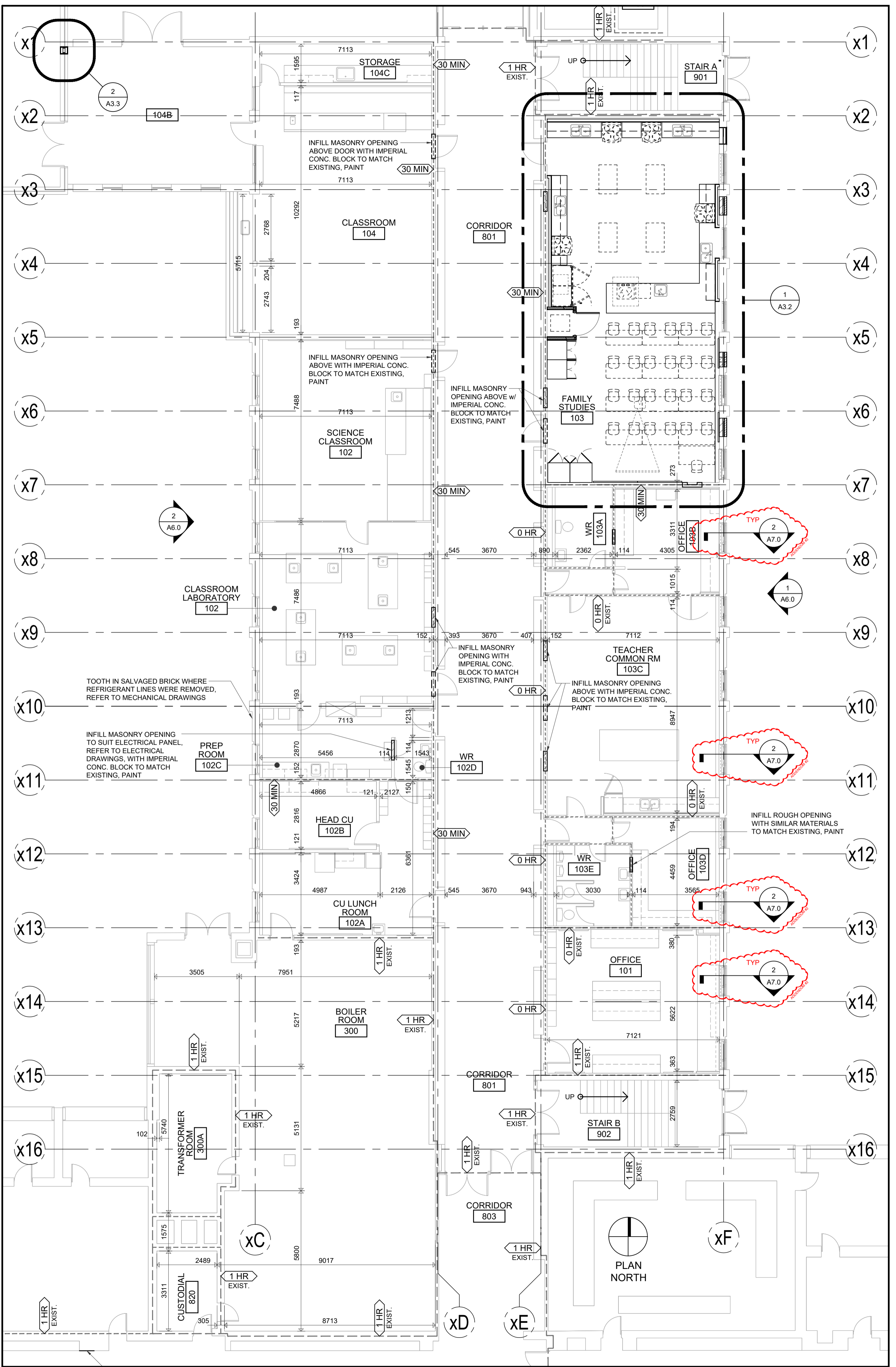
Waterloo-Oxford District Secondary School

PARTIAL REFLECTED CEILING DEMOLITION PLANS

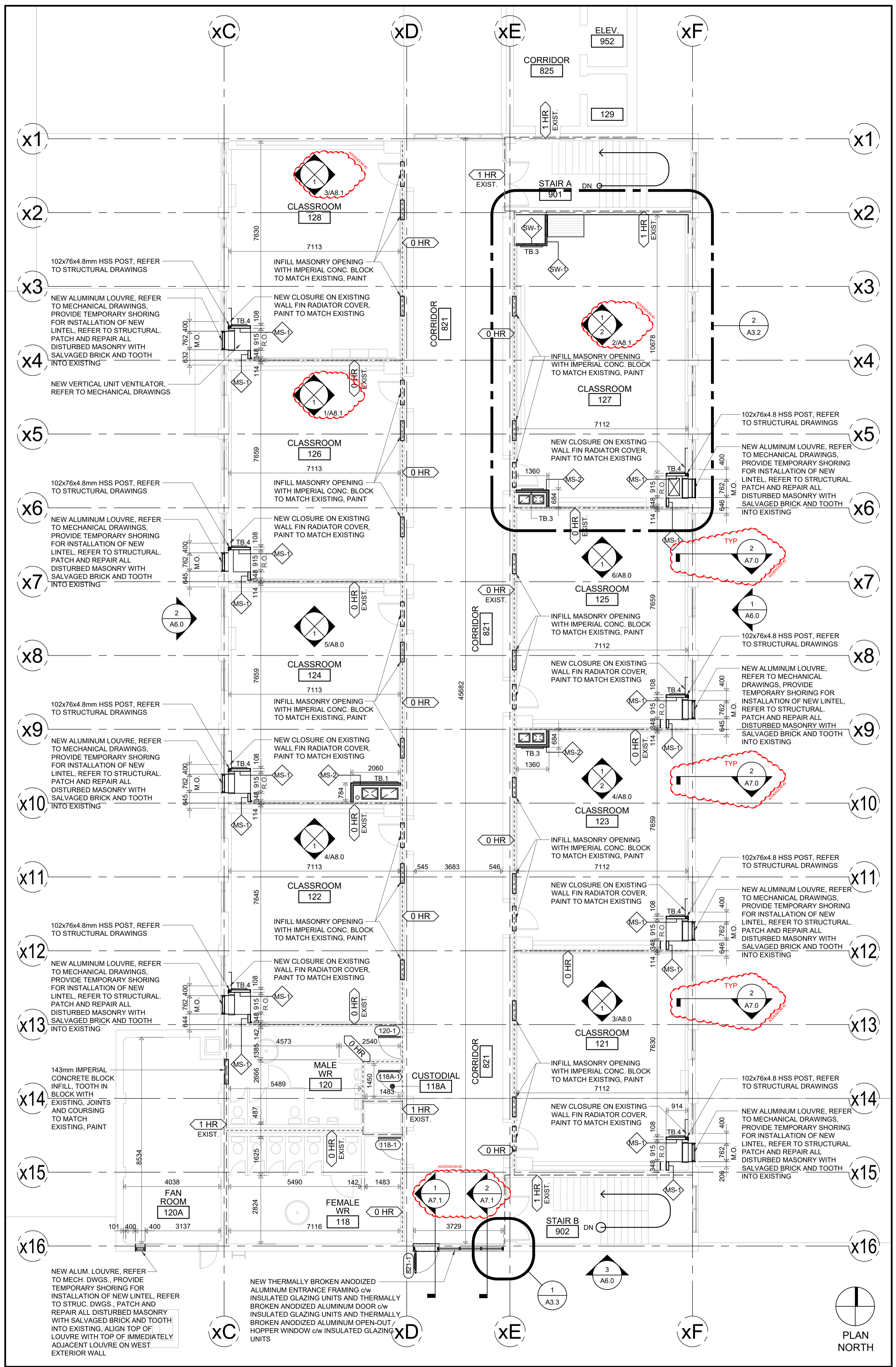
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2 A2.3

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PARTIAL GROUND FLOOR PLAN



PARTIAL SECOND FLOOR PLAN

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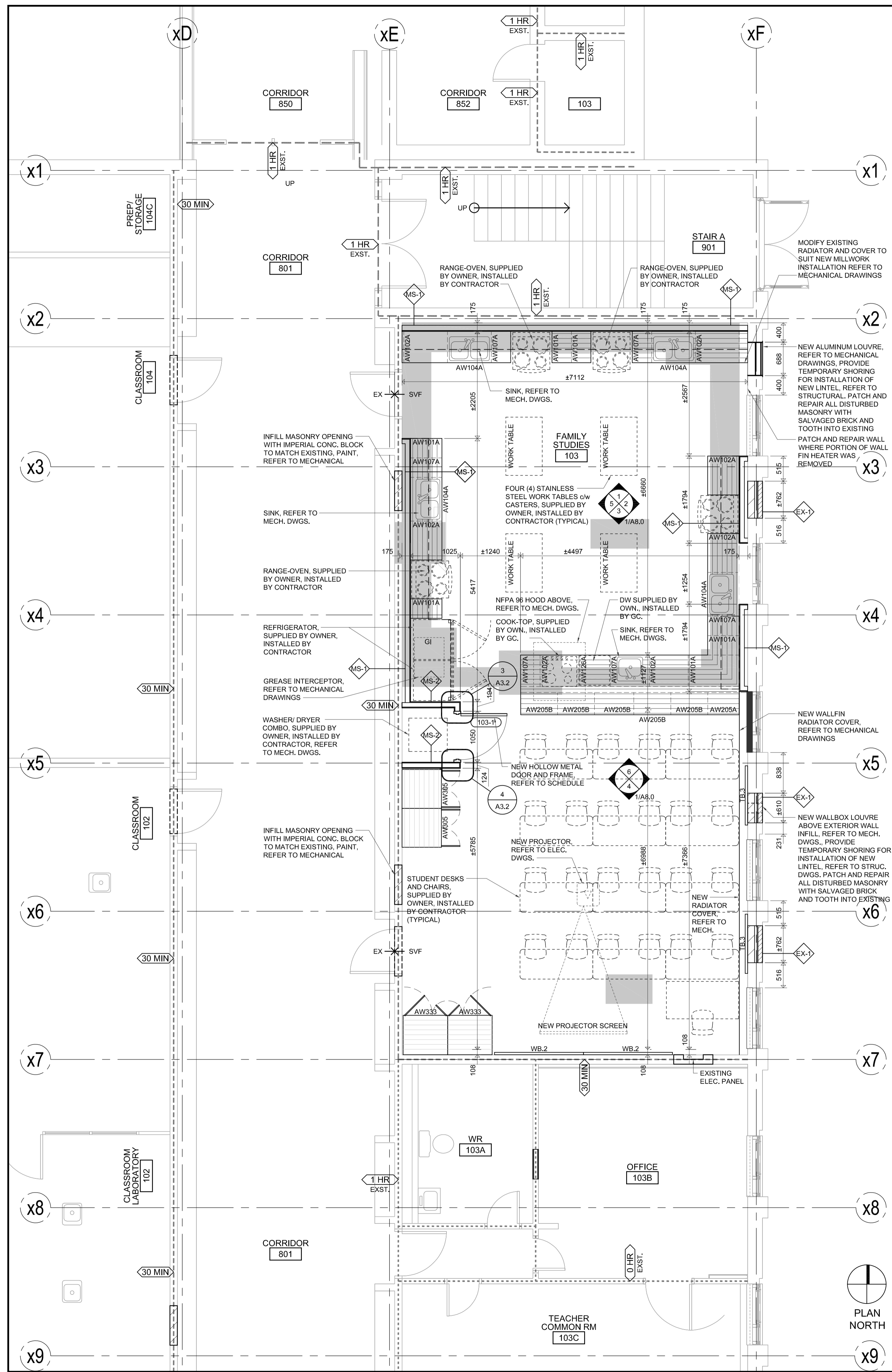


Waterloo-Oxford District Secondary School
 FAMILY STUDIES RENOVATION & HVAC UPGRADES

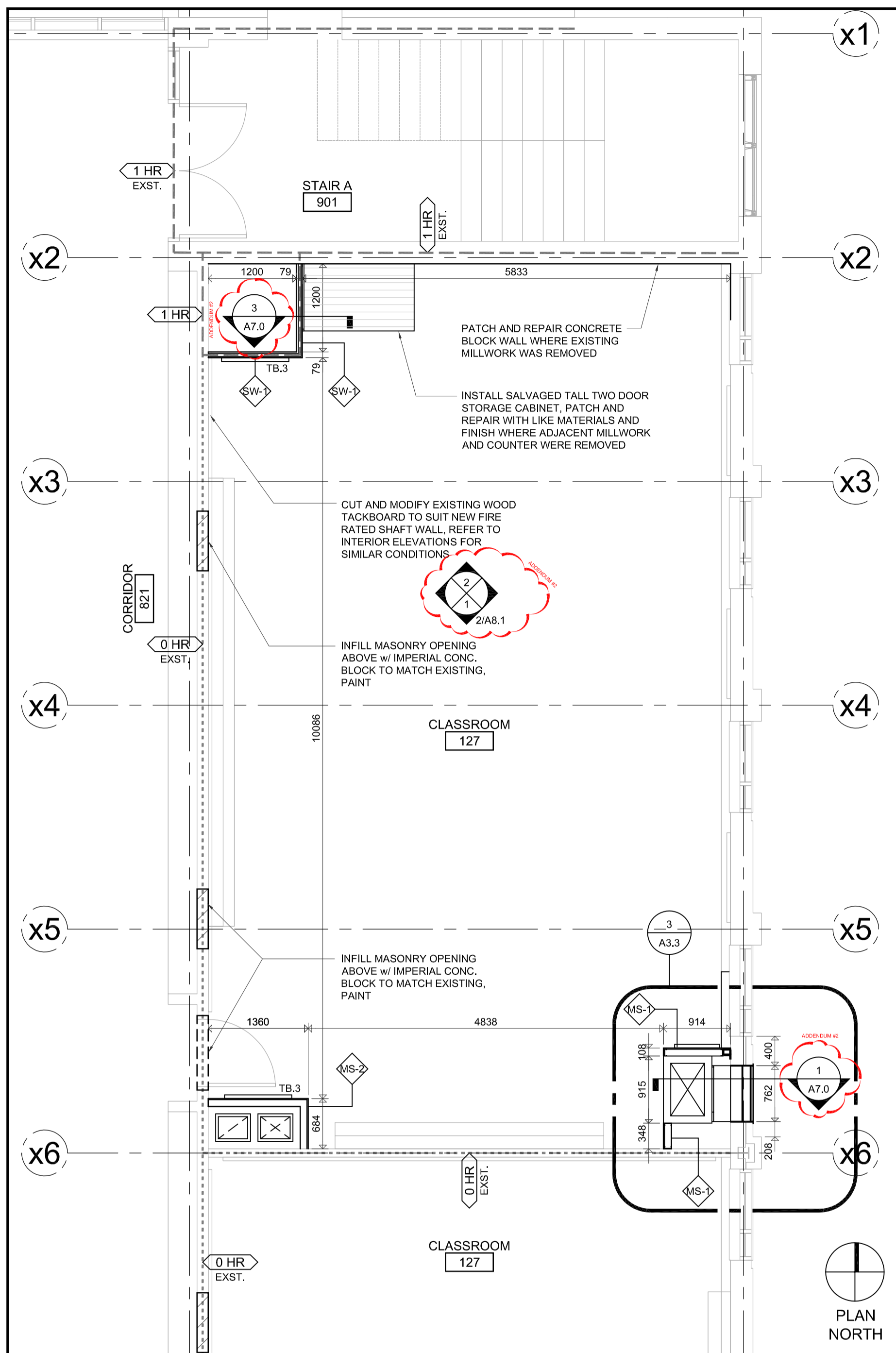
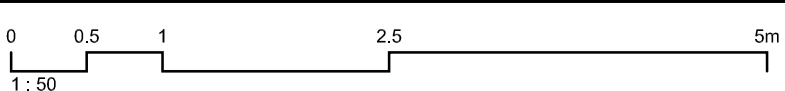
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PARTIAL FLOOR PLANS

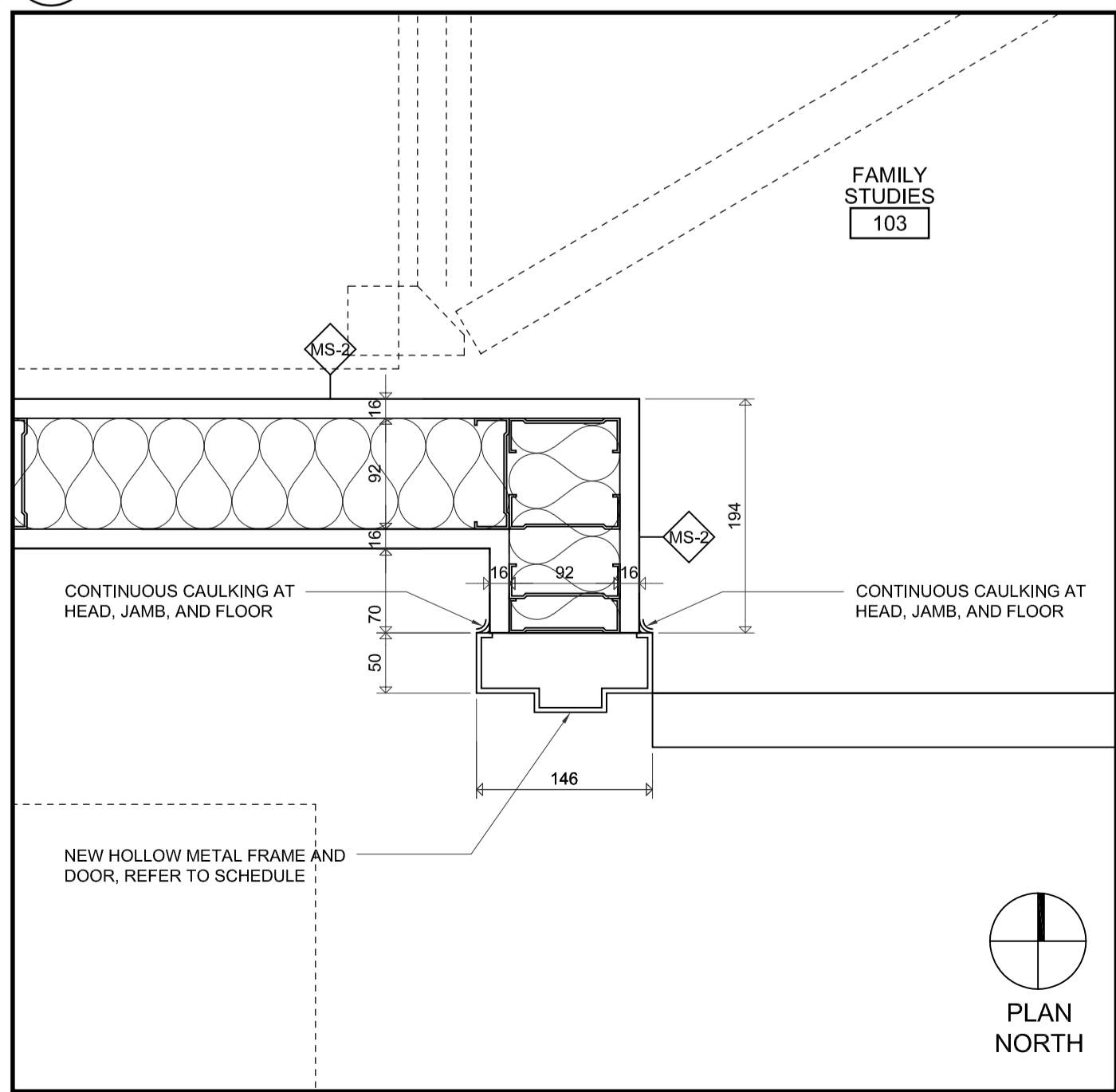
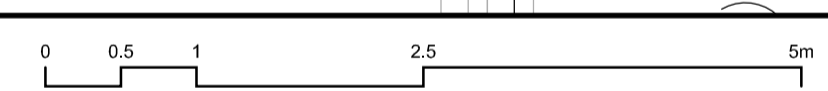
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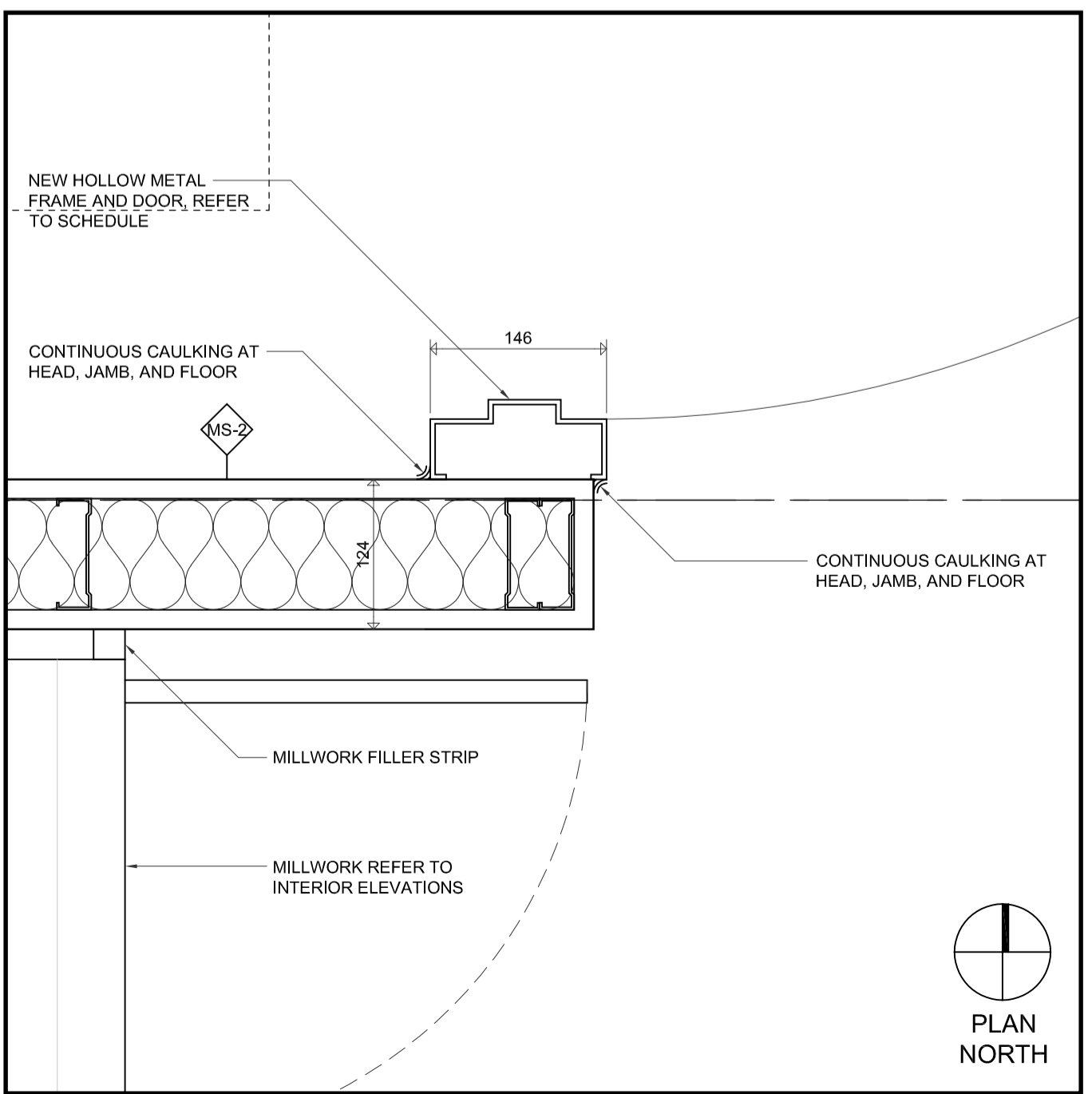
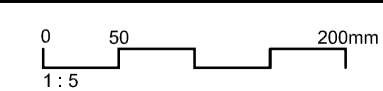
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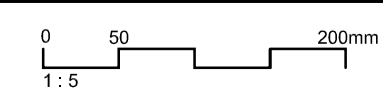
2 ENLARGED SECOND FLOOR PLAN



3 FRAME DETAIL



4 FRAME DETAIL



FLOOR PLAN LEGEND
APPLICABLE TO ALL DRAWINGS

NAME ###	ROOM NAME/ NUMBER, REFER TO ROOM FINISH SCHEDULE
XXXX	OPENING NUMBER, REFER TO DOOR SCHEDULE
MS-1	ASSEMBLY TYPE, REFER TO A0.0
L1, W1	DENOTES GLAZING (W#) OR MECHANICAL LOUVRE (L#), REFER TO EXTERIOR ELEVATIONS ON A0.0
# A7.0	EXTERIOR ELEVATION REFERENCE BUBBLE: DRAWING NUMBER PAGE NUMBER
# A8.0	REFERENCE BUBBLE: DRAWING NUMBER PAGE NUMBER
# A8.0	DENOTES INTERIOR ELEVATION, REFER TO A8.0 DRAWING NUMBER
0 HR, 30 MIN, 1 HR	FIRE SEPARATION: FIRESTOP ALL PENETRATIONS TO SUIT REQUIRED RATING. 0 HOUR SEPARATION TO BE SMOKE SEALED ONLY. "EXIST" INDICATES EXISTING FIRE SEPARATION, ALL NEW PENETRATIONS IN EXISTING WALLS TO SUIT EXISTING REQUIRED RATING.
NEW MILLWORK	NEW MILLWORK (REFER TO MILLWORK DRAWINGS IN SPECIFICATION)
WB.1	1830x1220mm WHITEBOARD
TB.1	1830x1220mm TACKBOARD
TB.2	1220x1220mm TACKBOARD
TB.3	915x1220mm TACKBOARD
TB.4	610x1220mm TACKBOARD
	PATCH AND REPAIR FLOOR SLAB TO MATCH EXISTING TO SUIT MECHANICAL INSTALLATION, COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS

CORNERSTONE
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ISSUED FOR TENDER

2023-01-05



Waterloo-Oxford District Secondary School

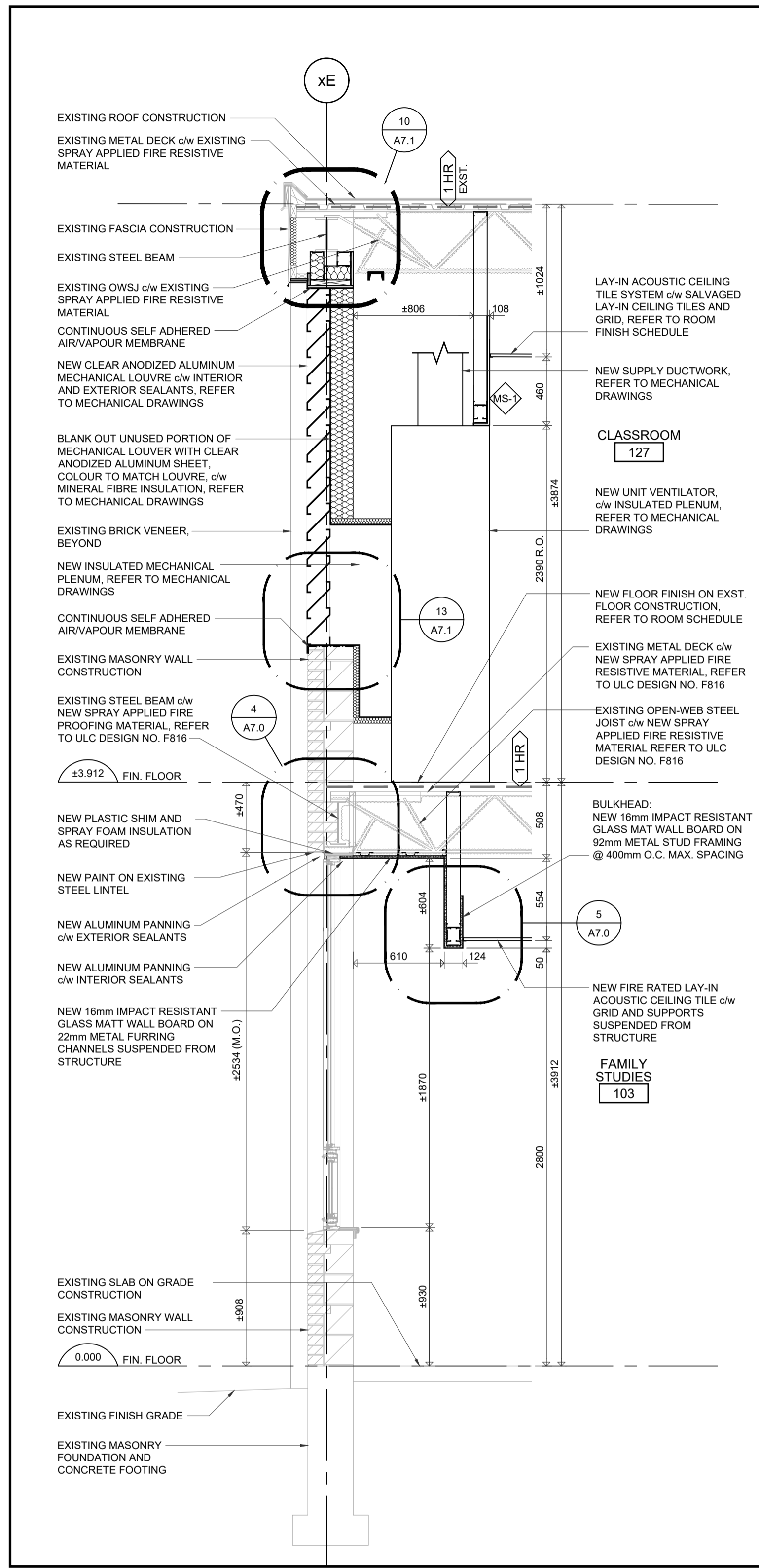
FAMILY STUDIES RENOVATION & HVAC UPGRADES

ENLARGED FLOOR PLANS & PLAN DETAILS

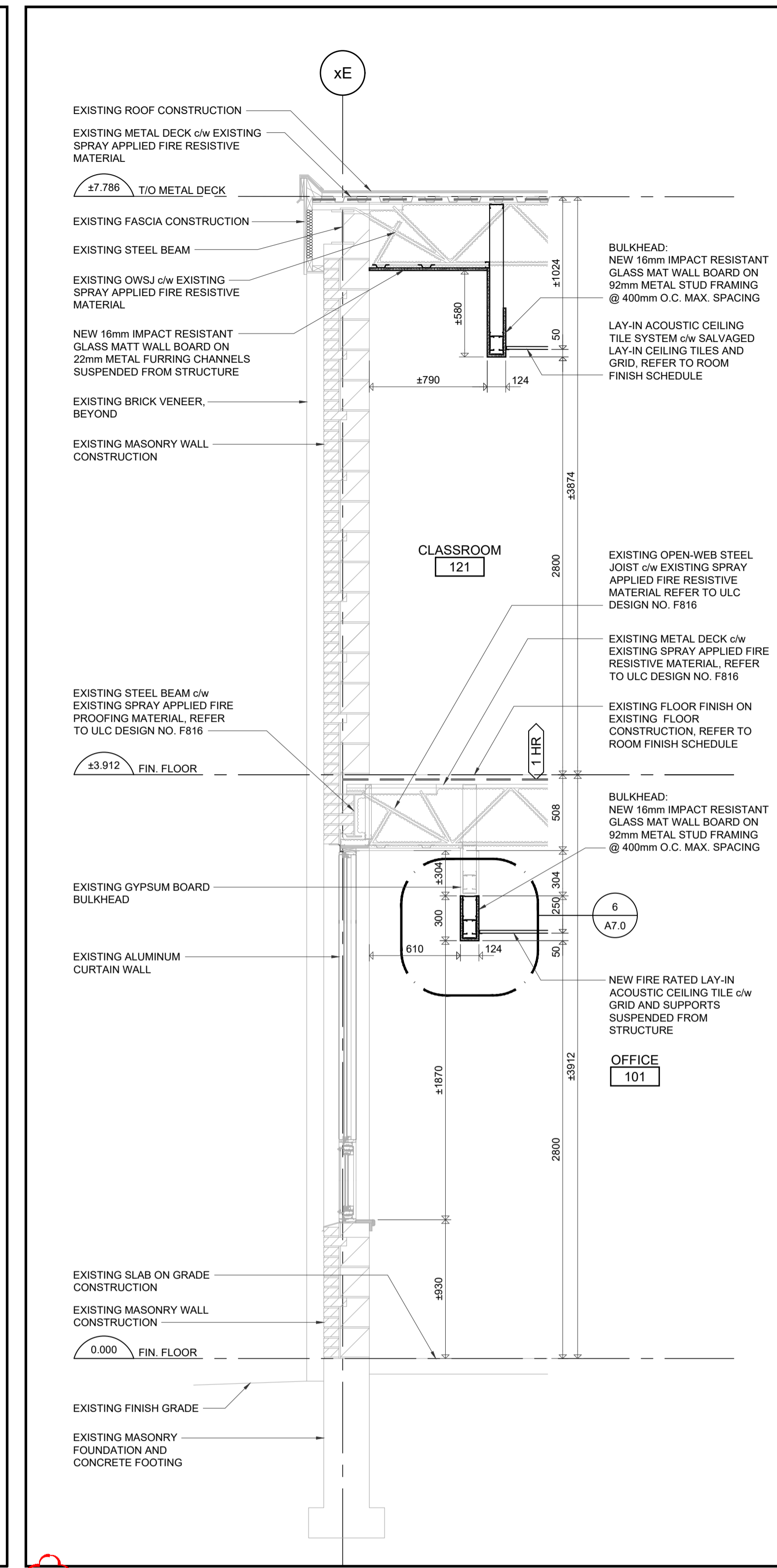
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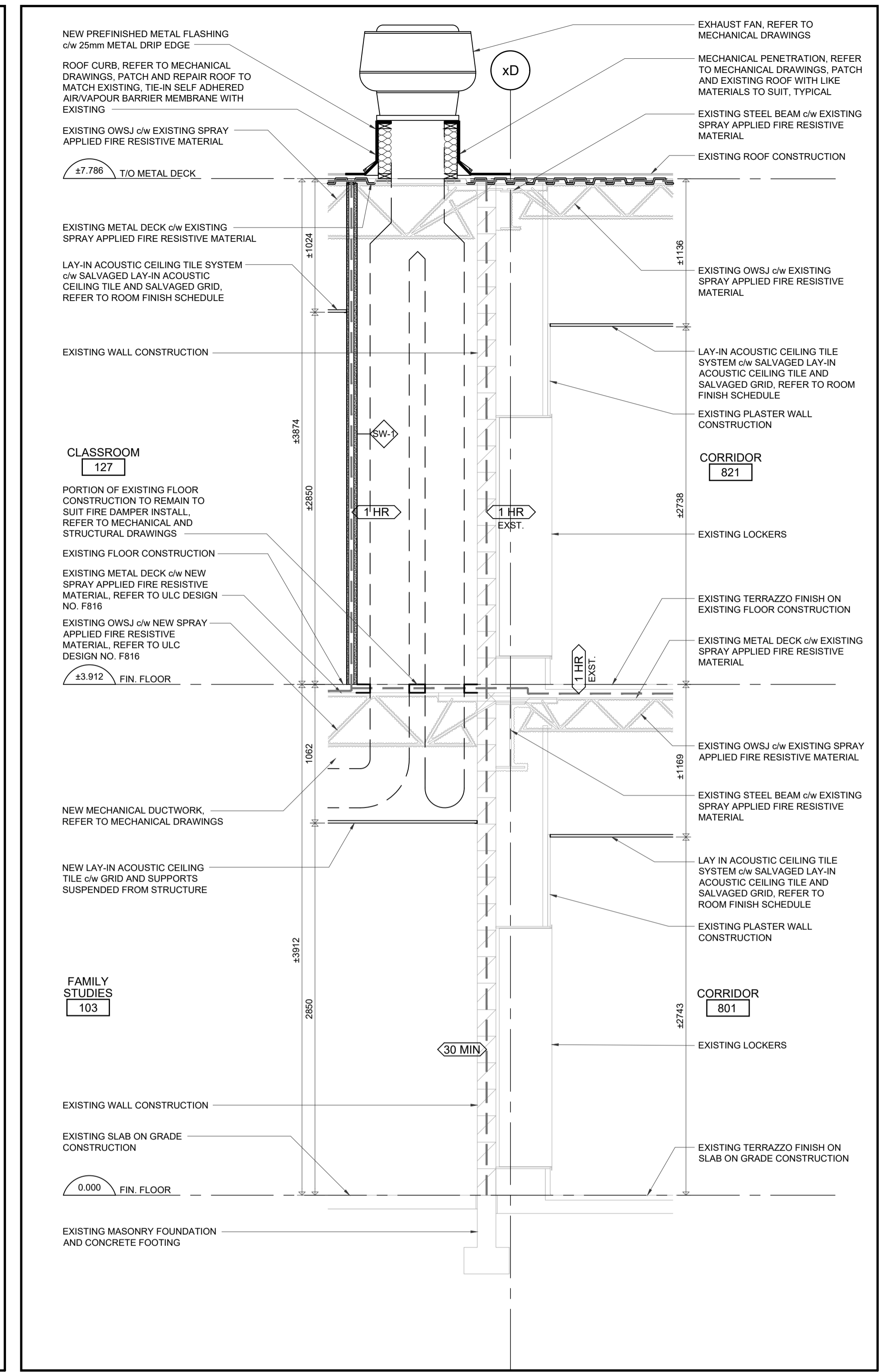
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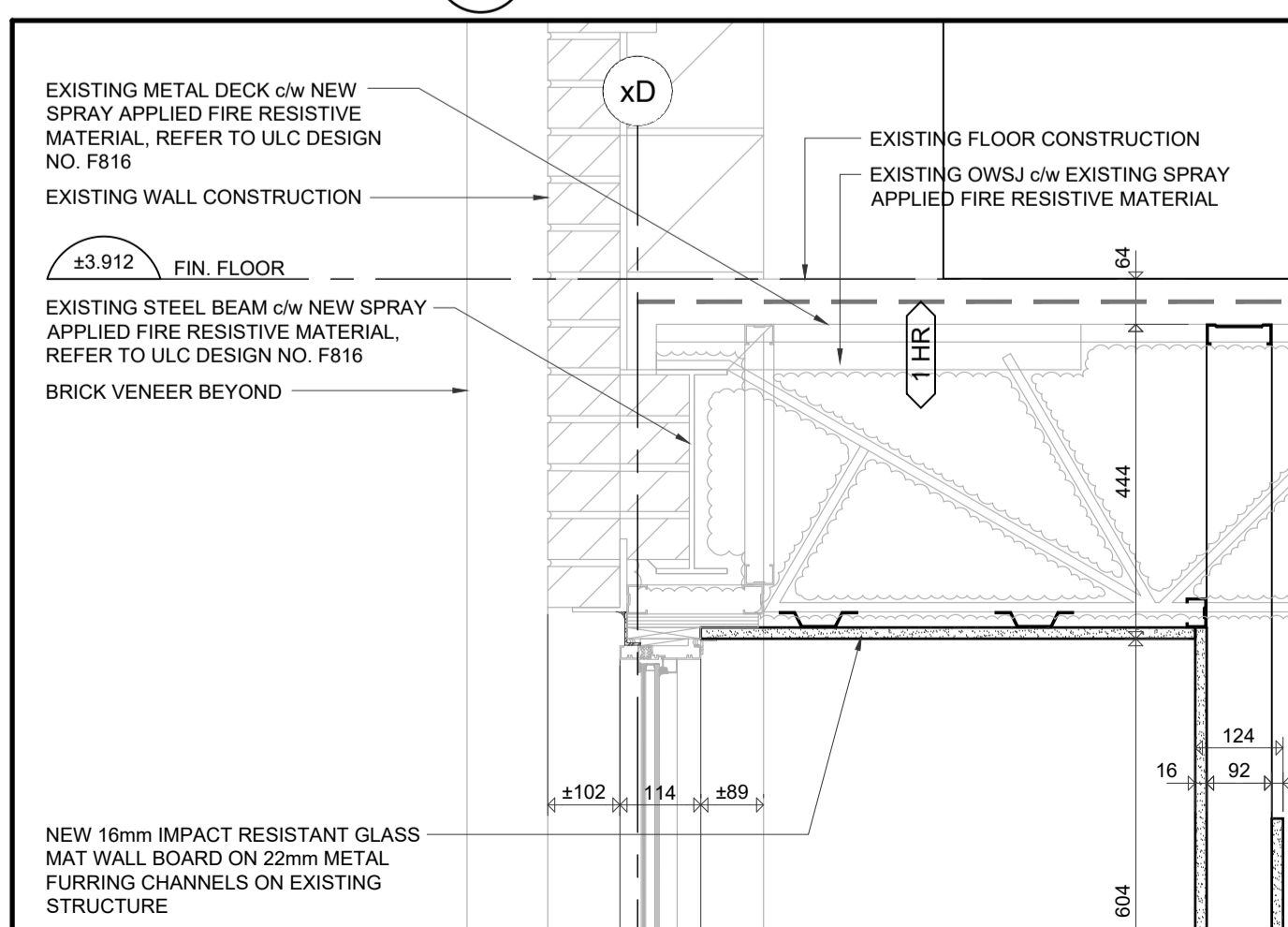
1 WALL SECTION
A7.0



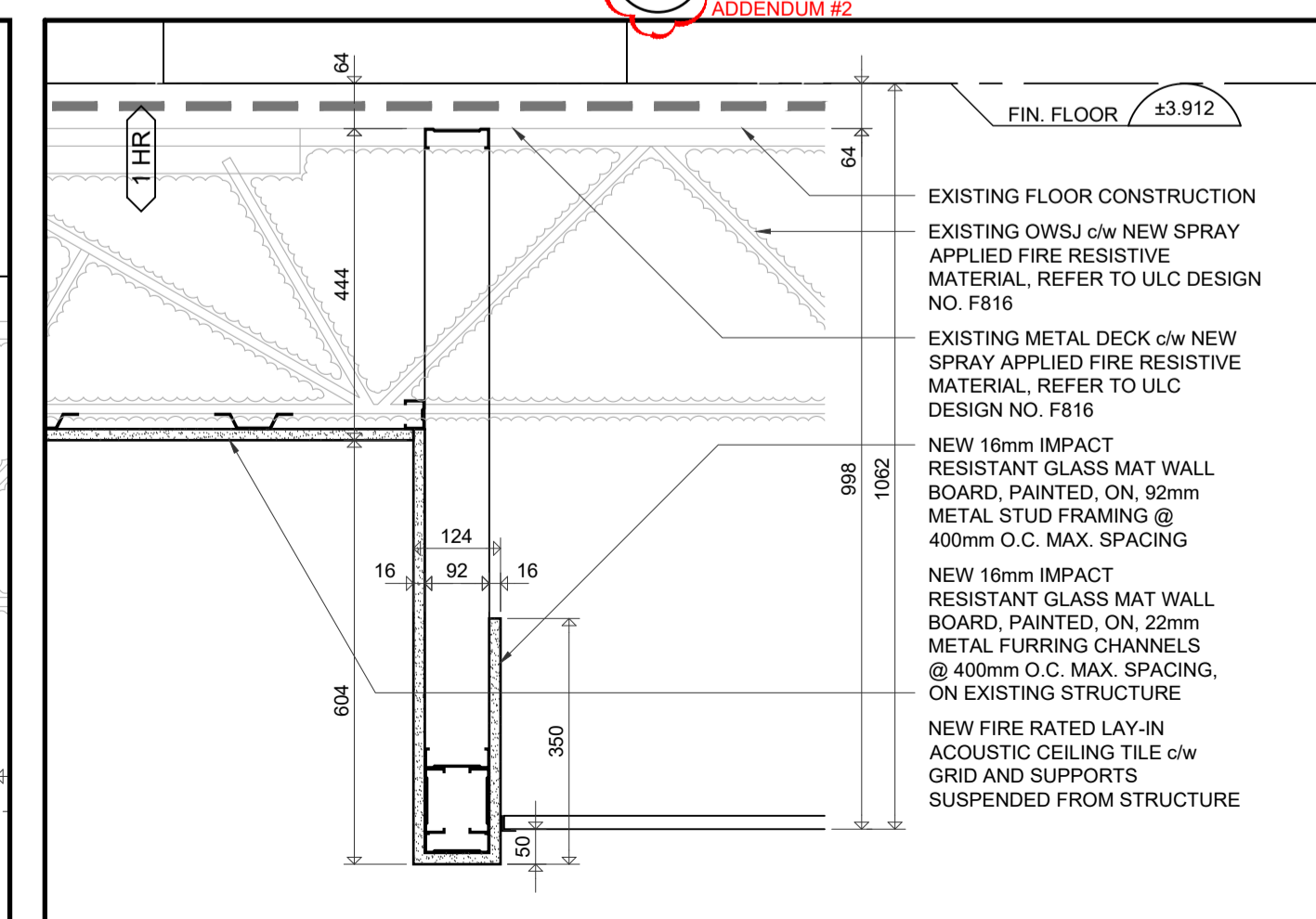
2 WALL SECTION
A7.0
ADDENDUM #2



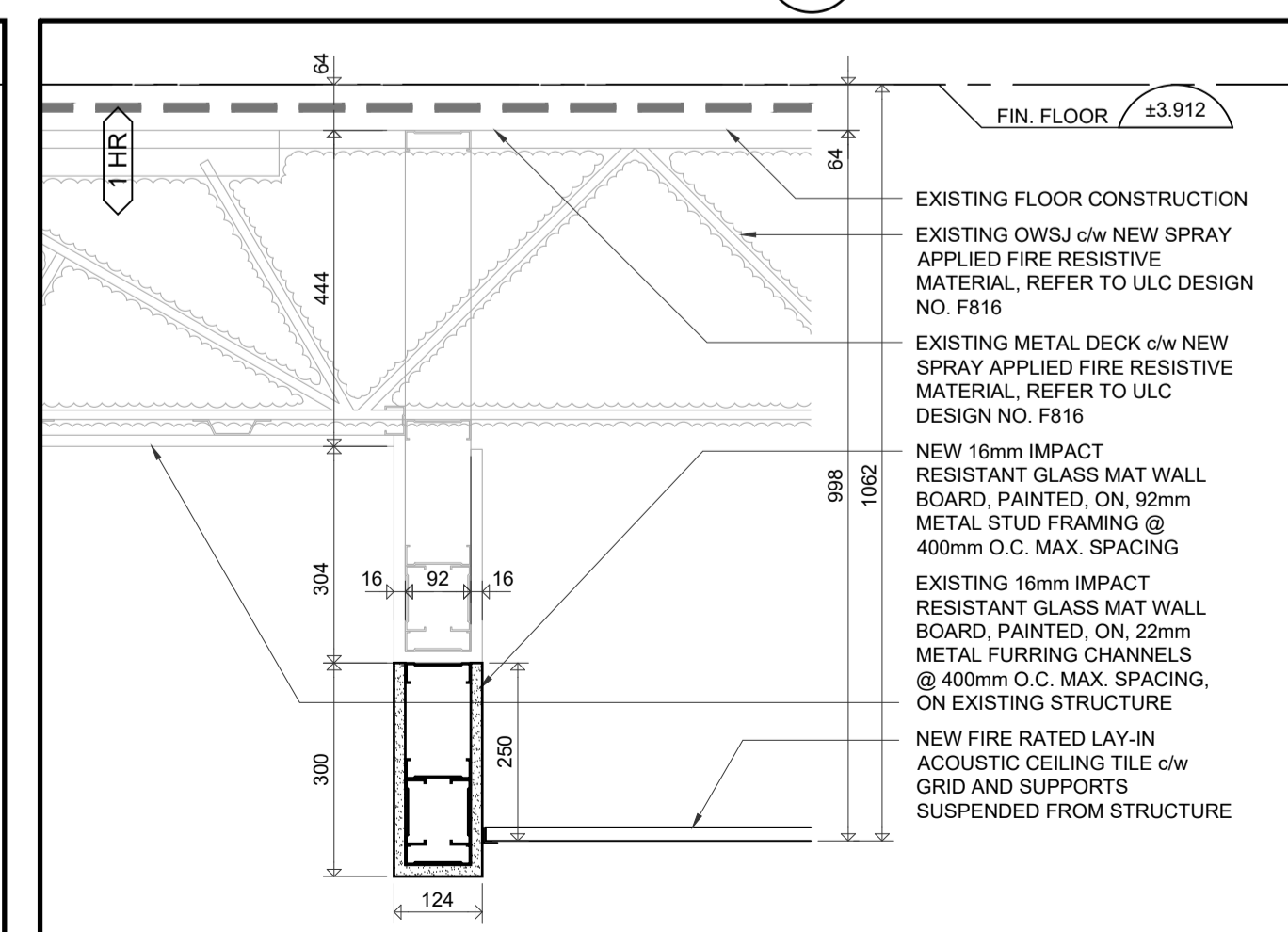
3 WALL SECTION
A7.0



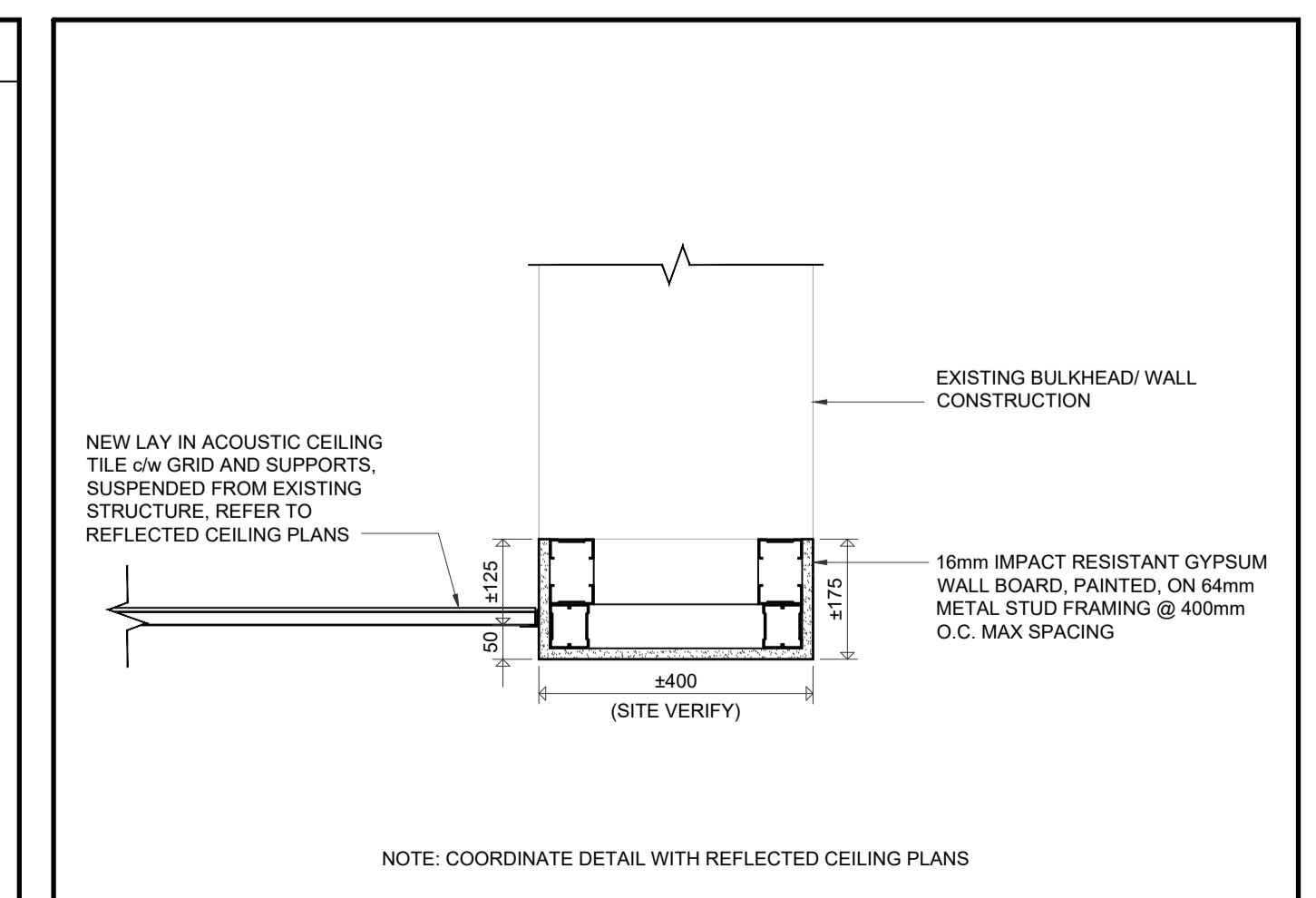
4 SECTION DETAIL
A7.0



5 SECTION DETAIL
A7.0



6 SECTION DETAIL
A7.0



7 SECTION DETAIL
A7.0

