



RFT 25-040 School Renovations - Oakwood Public School

The following, issued by the Halton District School Board (HDSB) March 5, 2025, shall be incorporated in the specifications and shall form part of the proposal document for the above.

REVISED

1. REVISED CONTINGENCY AND CASH ALLOWANCE AMOUNTS:

a. Please note, the HDSB has revised the following:

- Contingency for this project will now be \$100,000.
- Include an Abatement Cash Allowance of \$200,000.

2. REVISED CONSTRUCTION SCHEDULE:

Construction Start:	June 30, 2025
Construction Completion of Girls' & Boys' Group Washrooms, Universal Washroom, Principal Office and New Classroom Doors:	August 30, 2025
Construction Completion of Remainder:	October 31, 2025

General Contractor shall coordinate construction schedule with all subcontractors and include all costs to complete designated work as per the revised construction schedule in their base bid.

ATTACHED

1. Bidders must submit their response to this RFT process using the attached Revised Form of Tender.
2. Masri O Architects - Addendum # 1 dated March 5, 2025. (1 page)

Question 1:

Please confirm that touch-less wave switches are required instead of push buttons. If so, are these required for the universal washroom?

Response 1:

Delete touch-less wave switches and provide push buttons instead.

Question 2:

Please provide the height from finished floor to u/s of deck?

Response 2:

U/S of Deck is approximately 12'-0" AFF. U/S of OWSJ approximately 10'-8". U/S of Ceiling is acoustic plaster ceiling approximately 10'-6".

Question 3:

Can you please confirm the wall make up in the corridor where the new Doors and frames are being replaced?

Response 3:

Existing corridor walls are 8" concrete block with 5/8" gypsum/plaster both sides. Contractor to site verify existing conditions and provide shop drawings and frame jamb depths to suit.

Question 4:

Can you also confirm that fine fissured ceiling tile are to be used in the bathroom as well?

Response 4:

Yes.

Question 5:

Is there a DSS report as mentioned on plans? Abatement scope etc?

Response 5:

Abatement and demolition scope of work included in this addendum (2 pages). All abatement costs to be draw against the cash allowance. A formal DSS and Abatement specification will be provided to the successful general contractor to obtain abatement quotes.

Question 6:

Would the HDSB please consider an extension of the closing date for this RFT process?

Response 6:

Closing date remains as per original tender.

Question 7:

Please advise what structure above is (metal deck/concrete etc)?

Response 7:

Existing roof structure is T&G wood decking and OWSJ.

Question 8:

Please advise if there are any fire rated or sound rating requirements for the gyp board walls noted?

Response 8:

No rating specified. Provide acoustic batt insulation where indicated.

Question 9:

Assuming tile backer where tile is being installed, moisture board in BF shower, and type X board everywhere else. Please confirm. Spec also notes abuse board, but not sure where that would go.

Response 9:

Correct. Abuse Board to be installed in Quiet Room interior side.

Question 10:

Bids and Tenders front page mentions hard copy submission only; However, Part A - outline and instructions, 4. RFT Closing Information states to submit the submission via email. please clarify.

Response 10:

The HDSB does not currently accept RFX submissions via Bids and Tenders. Bidders are to submit via email to the contact listed in Part A - Outline and Instruction, # 4 RFT Closing Information.

Arcadis Addendum Information - Oakwood Public School

The General Contractor will be provided with a Project Specific Designated Substances and Hazardous Materials Survey Report which will identify designated substances and hazardous materials present in designated areas in the facility and Asbestos Abatement Specifications, which will detail the requirements for preparation of the work areas and removal of asbestos-containing materials in the designated work areas.

For work related to areas where asbestos abatement operations will be performed, the General Contractor will be responsible for the following:

- Isolation of mechanical, electrical; life safety and communication systems.
- Removal and proper disposal of all florescent light tubes from light fixtures in areas where ceiling assemblies are being demolished by the abatement contractor. Light fixtures will be removed and disposed by the abatement contractor.
- Removal of plumbing fixtures and toilet partitions.
- Removal of millwork, window coverings and other attachments slated for demolition.
- Removal of doors and associated hardware where doors are being replaced.
- Electrical hookups of GFI panels and temporary panels for power equipment by a licensed electrician in compliance to all regulatory requirements and codes.
- Terrazzo finishes and concrete floor slab demolitions.

The following will be included in the abatement contractors' scope of work for removal and disposal:

Boys and Girls Washroom Demo Areas:

- Entire ceiling assemblies including, but not limited to, light fixtures, asbestos texture coat plaster finishes and associated lath, underlying materials and ceiling support systems.
- Door casings and jams.
- Localized demolition of walls where door openings are being enlarged.

Staff Washroom Demo Area, which will also include the ceiling in the adjacent Principal's Office.

- Entire ceiling assemblies including adjacent Principal's Office including, but not limited to, light fixtures, asbestos texture coat plaster finishes and associated lath, underlying materials and ceiling support systems.
- Door casings and jams.
- All vinyl baseboards and vinyl flooring limited to the staff washroom renovation area. Flooring will remain in the Principal's Office.
- All partition walls slated for demolition.

Special Ed Classroom Demo Areas

- Entire ceiling assemblies including, but not limited to, light fixtures, asbestos texture coat plaster finishes and associated lath, underlying materials and ceiling support systems.
- Door casings and jams.
- All vinyl baseboards and vinyl flooring.
- All partition walls slated for demolition.
- Localized demolition of walls where door openings are being enlarged, and new door opening is being made.

Staff Room Renovation Plan including ceilings in entire room and Service Room

- Entire ceiling assemblies in the entire room and adjacent Service Room including, but not limited to, light fixtures, asbestos texture coat plaster finishes and associated lath, underlying materials and ceiling support systems.

All Door Replacement Areas

- Door casings and jambs.
- The asbestos abatement specifications will also include for the abatement contractor to perform the following work, if required:
- Assist the General Contractor with the installation of new metal door frames in areas where asbestos plaster is present on walls.
- Localized removal of asbestos thermal insulation from piping that may be discovered inside wall cavities, pipe chases, and floor troughs to facilitate capping and modifications to existing mechanical systems.
- Localized removal of asbestos plaster where penetration may be required in asbestos plaster walls.
- Assist the General Contractor in making attachments to walls with asbestos plaster.

End of Arcadis Addendum Information



REVISED FORM OF TENDER

Project: School Renovations - Oakwood Public School
Project Reference #: RFT 25-040

From (Bidder): _____
Company Name

Street Address

City, Province and postal code

Phone Number Email Address

To (Owner): Halton District School Board
2050 Guelph Line
Burlington, Ontario L7P 5A8

We, the undersigned, having examined the Tender Documents for the above-named Project, including Addenda, hereby offer to perform the Work in accordance with the Tender Documents, for the Stipulated Price of:

Base Bid Amount (Excluding HST)	\$
REVISED Contingency	\$ 100,000
ADDED Abatement Cash Allowance	\$ 200,000
Total Base Bid (Excluding HST)	\$



Masri O Architects

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Addendum

PROJECT:	RFT 25-040 - School Renovations at Oakwood Public School	ADDENDUM#:	1
OWNER:	Halton District School Board	DATE:	March 5, 2025

DISTRIBUTION:

- Posted Online

The following information supplements and/or supersedes the bid documents issued on February 24, 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 bidder to disqualification.

1. CLARIFICATIONS

- 1.1. Refer to *Arcadis Addendum Information – Oakwood Public School*.

2. REFERENCES

- 2.1. Architectural Drawing Sheet A1 – Detail 1.
- 2.2. Architectural Drawing Sheet A2 – Demolition Notes.
- 2.3. Architectural Drawing Sheet A3 – Door Schedules (for both new and replacement doors)

3. INSTRUCTIONS

- 3.1. Abatement Contractor (under GC Cash Allowance) is to remove entire ceiling per the instructions provided by Arcadis in the following areas: STAFF RM and STO. RM, Rooms in AREAS OF WORK 2, 3, 4 and 5 plus Office adjacent to AREA OF WORK 5. Area to of ceilings to be removed is approximately 265m². In all areas listed, above the new ceiling assemblies, GC to supply and install 2 layers 5/8” Type X Gypsum Board attached over ceiling channels tight to the underside of existing structure, in such a manner to reinstate the Fire Resistance Rating of the roof.
- 3.2. Add the following note – 9. Demolish Asbestos Containing Materials according to abatement specifications.
- 3.3. Door stops to be wall mounted. If door is not adjacent to perpendicular wall, door stop to be overhead-mounted.

END OF ADDENDUM

Prepared By:
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Masri O Inc. Architects