



Addendum #

Bid Opportunity: 26-7845-RFT - Courtland Avenue Public School Paving and Site Renovations

Closing Date: Tuesday, February 24, 2026 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If you have already submitted a Bid / Proposal, it will be automatically withdrawn as a result of this addendum.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:

Confirm if Molok and or Earthbin are acceptable alternates to the Sutera Bins?

Answer 1:

Earthbin (Model: EB500T) would be considered an acceptable alternate for this project.

Question 2:

As per the Supplemental Conditions definitions for - Restricted Periods - Confirm the dates listed in the restricted periods have no bearing on the schedule for this project.

Answer 2:

The Restricted Periods identified in the Supplemental Conditions do apply to this project and must be incorporated into the Contractor's construction schedule. Work activities are subject to:

- Municipal by-law hours of work,
- School operating hours during the academic year, and
- Project-specific Restricted Periods, with the summer vacation window serving as the primary period for higher-impact construction activities.

These restrictions do impact when work may occur on site, and the Contractor is responsible for planning, sequencing, and scheduling the work accordingly.

Question 3:

Provide site electrical drawings showing underground conduit pathway and connection point to electrical room for new EV chargers.

Answer 3:

Revised Architectural Drawings (clouded) are attached showing the intended exterior conduit pathway from the EV charging area to the building. The conduit runs around the building and enters at the Boiler Room, which is the designated connection point for continuation to the main Electrical Room.

The routing shown is diagrammatic and provided for design-intent only; the final route shall be field-verified and coordinated during construction.

Approximate conduit requirements:

- Exterior underground conduit: ~140 m
- Interior conduit: ~10–20 m, depending on field routing between the Boiler Room and Electrical Room

Interior work includes:

- Core penetration through exterior wall at Boiler Room
- Overhead conduit routing through mechanical/service areas
- Supports, brackets, firestopping, and sealing of penetrations per OBC
- Pull strings in all empty conduits

These interior tasks fall under typical contractor scope and must be coordinated around existing pipes, ducts, and available space.

Note: The revised Cash Allowance schedule includes \$15,000 for EV charging stations; conduit and wire supply/installation is by the General Contractor.

Question 4:

As per the Cash Allowance - 01 21 00 shows a total a \$95,000, the listed items only total \$65,000. Please confirm Cash Allowance total.

Answer 4:

Refer to the below for the revised Cash Allowance schedule.

1	Independent Testing & Inspection (soil, concrete, mortar) (As directed by the Consultant)	\$10,000
2	Hazardous Materials (site related)	\$40,000
3	Utility Locates (soft digs)	\$5,000
4	Landscape Restoration (unforeseen)	\$10,000
5	EV Changing Stations – Supply and Installation	\$15,000

6 Additional Granular (inadequate base)	\$60,000
Total of All Allowances:	\$140,000

Question 5:

The anticipated Project Schedule shows a substantial completion date after final completion. Can you please review and advise if these dates are correct.

Answer 5:

The School Board wishes to ensure that, moving forward, a project will only be considered substantially performed once all required close-out documentation has been provided by the General Contractor. This includes, but is not limited to, O&M manuals, warranties, as-built drawings, test reports, training confirmations, and all other turnover materials identified in the contract.

The intent is that between physical project completion and the application for Substantial Performance, the General Contractor will have adequate time to coordinate, compile, and submit all required close-out documents. This approach ensures that once Substantial Performance is declared, the project is truly ready for turnover with no outstanding documentation. Accordingly, the dates shown on the anticipated Project Schedule - where the Substantial Completion milestone occurs after final construction activities are correct and intentional.

Question 6:

Can you please confirm the height of the fence required. SPA.01 calls for 4'-0" however detail 1/SPA.02 calls for 6'-0" (H).

Answer 6:

4'-0" to be carried – Refer to the attached Addendum 01 Architectural Drawings (as clouded) SPA.01 and SPA.04 dated February 13, 2026.

Question 7:

Can we get confirmation if galvanized or black chain link fence is required please?.

Answer 7:

Unclimbable Black PVC-coated chain link mesh (6-gauge over galvanized core) is required, with galvanized framework (posts, rails, and fittings), unless otherwise noted on the drawings.

Question 8:

On drawing c2.0 it's noted that the asphalt play areas are to be 'resurfaced'. Do the asphalt play areas require excavation of existing granular base and new Granular A / B placed or is it just removal of asphalt and touch up the existing granular base with A gravel as required?

Answer 8:

No, this scope should include removing and disposing of existing asphalt, fine grading of underlying granulars, and repaving.

Question 9:

Could you please inquire if the Molok System qualifies as an alternative to the Sutera system for this project?

Answer 9:

Please refer to Answer 1.

Question 10:

-Drawing C2.0 details 150mm of Granular A & 300mm Granular for asphalt but SPA.04 details 250mm Granular A under asphalt and states to refer to specifications for Granular B, specifications section 00 01 00 details for us to refer to drawings for granular specifications. I just need to know if I should follow civil drawings or site plan and if so, please provide granular B depth.

-Are the three areas (Parking lot, existing higher and lower basketball court) receiving new asphalt get full granular depth replacement?

Answer 10:

Granular and Asphalt thickness should follow Civil Plans and be verified by Geotechnical Engineer.

Question 11:

Please confirm the height of the chain link fencing. The detail on SPA.02 does not agree with the detail on SPA.03.

Answer 11:

Refer to Answer 6.

Question 12:

Please provide a mounting detail for the fence to the retaining wall for costing purposes.

Answer 12:

This component is within the contractor's scope to source, design and price with the retaining wall design.

Question 13:

Please provide a specification for the fence components, mesh type, finish, etc.

Answer 13:

Refer to Answer 7.

Question 14:

Is a soil report available for this site?

Answer 14:

A soil report is not available at Tender Closing, but it will be provided at the start of construction.

Question 15:

Can you please clarify the cash allowances? The items in the table add up to \$65,000, but the total says \$95,000.

Answer 15:

Refer to Answer 4.

Question 16:

Can you provide the estimated amount/length of conduit required inside the building to reach the electrical room, the location where the desired entry point of the conduit will be, as well as what work may be required inside the building to provide the rough in conduits?

Answer 16:

Refer to Answer 3.

Question 17:

Is it assumed there is native or suitable under the existing asphalt for pricing, or is there a possibility for need of u-fill or other soil remediation before backfilling?

Answer 17:

We are assuming the native soil is suitable as the limits of the parking lot are similar to existing and it is holding up. There is a chance that sub-excavation is necessary, but this will need to be delt within the cash allowance for additional granular.

Question 18:

The cash allowances listed in 01 21 00 add up to \$65,000, but the total shown is \$95,000. Please confirm which is correct.

Answer 18:

Please refer to Answer 4.

Question 19:

On SPA.01 there is a note to provide empty buried conduits for EV charging stations. Please identify the location of the electrical room and termination details at each end of the conduit.

Answer 19:

Please refer to Answer 3.

Question 20:

Will heavy duty paving be required for the parking lot and / or the bus loop?

Answer 20:

Yes, Heavy Duty Asphalt is proposed for the parking and bus turning area and, light duty for the play area - Refer to the attached Addendum 01 Civil Drawings (as clouded) C2.0 prepared by Witzel Dyce Engineering Inc. dated February 13, 2026.

Question 21:

What is the surface finish inside the 2 parking lot islands?

Answer 21:

Refer to legend on SPA.01 - Concrete islands

Question 22:

Please show where drop curbs and tactile plates detailed on SPA.04 are to be installed.

Answer 22:

Refer to the attached Addendum 01 Architectural Drawings (as clouded) SPA.01 dated February 13, 2026.

Question 23:

SP3.1a) states contractor shall be responsible for all permits and fees, Please advise what this entails.

Answer 23:

The Contractor is responsible for obtaining and paying for all permits required to complete the work, including but not limited to:

- **Plumbing Permits,**
- **Electrical Permits,**
- **Mechanical-related permits (if applicable), and**
- **Any other permits or fees required by authorities having jurisdiction, based on the Contractor's means, methods, and sequencing of work.**

These permits must be secured and coordinated by the Contractor prior to commencing the associated work.

Question 24:

SP3b) states we are to include a field office, telephone and washroom for the contract administrator. Please confirm this will be necessary.

Answer 24:

Not required for this project.

Question 25:

Please provide a specification for line painting.

Answer 25:

Refer to the attached Addendum 01 Architectural Drawings (as clouded) SPA.01 dated February 13, 2026.

Question 26:

Please provide a specification for the tactile plates, are they fiberglass, cast iron or stainless steel. Surface applied or cast in place?

Answer 26:

Refer to the attached Addendum 01 Architectural Drawings (as clouded) SPA.04 dated February 13, 2026.

Question 27:

The handrail detail 12 on SPA.04 calls for galvanized rails and balusters with painted pickets; is this correct?

Answer 27:

All balustrade and handrail components shall be hot-dip galvanized and finished with a powder-coat colour. This applies to rails, balusters, and pickets.

Question 28:

Are all soils that are to be exported to be classified as contaminated with the one hand dug sample taken from the SE corner from CMT.

Are the granulars below the existing asphalt to remain and be regraded. Or are they to be shipped out and new granulars imported? I cant seem to find clear direction on these

Answer 28:

We do not know the classification of the underlying soils. Yes, the granular material under the parking and play area should be separated and used if suitable.

Question 29:

We would like to request an extension, due to another closing at the same time on the same day, as well as the stat holiday the day before the closing. This will allow us sufficient time to receive adequate pricing. Thank you for your consideration.

Answer 29:

Tender closing has been extended to no later than 2:00 p.m. local time, on February 24, 2026.

Question 30:

Please confirm if Proterra Grid Retaining Wall is an acceptable alternative to the Gravity wall option?

Answer 30:

No, a Gravity wall is specified.

Question 31:

In section 01 21 00 Allowances, the total at the bottom is different then the total of the Allowances, is this a typo or should the Allowance Value be \$95,000 as opposed to the \$65,000 that the amounts total to.
Please advise.

Answer 31:

Please refer to Answer 4.

ALL ARCHITECTURAL REVISIONS ARE CLOUDED ON THE ATTACHED DRAWINGS AND ARE TO SUPERSEDE PREVIOUSLY ISSUED DRAWING SHEETS.

End of Addendum

SITE PLAN NOTES

- LEGAL DESCRIPTION: PLAN 419 LOT 4 TO LOT 9 PT LOT 10 PT LOT 11 TRACT GERMAN COMPANY LOT 277
- SITE INFORMATION TAKEN FROM TOPOGRAPHICAL SURVEY COMPLETED BY WITZEL DYCE ENGINEERING INC.
- FOR SITE GRADING, SERVICES & STORM WATER MANAGEMENT REFER TO DRAWINGS PREPARED BY WITZEL DYCE ENGINEERING INC.
- ALL ROADS & ISLANDS SHALL HAVE 150mm CURBS UNLESS NOTED OTHERWISE.
- CURB RADIUS = 1.20m UNLESS OTHERWISE DIMENSIONED.
- STANDARD PARKING STALLS TO BE 2.8m x 5.5m
- BARRIER FREE PARKING STALLS TO MEET CITY OF KITCHENER REQUIREMENTS FOR TYPE 'A' (3.4m x 5.5m) AND TYPE 'B' (2.4m x 5.5m) INCLUDING ALL APPLICABLE ACCESS AISLES (1.5m WIDE).
- ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF AND HAVE NO GLARE.
- TREE PROTECTION FENCING SHOULD BE ERRECTED AROUND ALL EXISTING LANDSCAPED AREAS TO REMAIN AND SHOULD REMAIN ON-SITE FOR THE DURATION OF THE CONSTRUCTION.
- SIGNAGE (BUILDING, PYLON & OTHERWISE) NOT APPROVED VIA THE SITE PLAN APPROVAL PROCESS.
- THERE WILL BE NO OUTDOOR STORAGE OF ANY ITEMS ON-SITE.
- ALL GARBAGE TO BE STORED IN SUITERA WASTE SYSTEM PROVIDED ON-SITE.
- LIGHT FIXTURES & BOLLARDS ARE NOT TO OBSTRUCT PEDESTRIAN MOVEMENT.
- EXCESS SNOW TO BE REMOVED FROM SITE.

SITE LEGEND

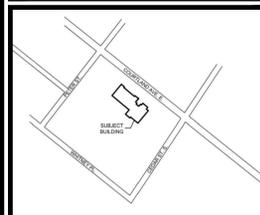
	EXISTING HYDRO POLE SIGN		BLOCK RETAINING WALL		ELECTRIC VEHICLE PARKING SPACE
	ACCESSIBLE PARKING SIGN Rb-93 (30x45) cm SUPPORT: STEEL		BARrier FREE PARKING SPACE		ELECTRIC VEHICLE PARKING SIGN (30x45) cm SUPPORT: STEEL
	FIRE ROUTE SIGN S-5 (30x45) cm SUPPORT: STEEL OR WALL		CONCRETE CURB		PROPOSED ELECTRICAL CONDUIT PATH
	ONE-WAY SIGN Rb-21 (30x90) cm SUPPORT: STEEL		PROPOSED FENCE		
	EXISTING CATCHBASIN		EXISTING FENCE		
	EXISTING MANHOLE		PROPOSED CONCRETE		
			PROPOSED LANDSCAPE/SOD		
			PARKING COUNT BUBBLE		



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No.	REVISIONS	DATE
1	ADDENDUM 01	2026.02.13



CHRONOLOGY

ISSUED FOR TENDER / PERMIT	2026.01.26
ISSUED FOR CLIENT REVIEW	2026.01.08
SITE PLAN RESUBMISSION	2025.05.09
STAMP PLAN B APPLICATION	2024.11.01
CHRONOLOGY	DATE

aba architects inc.

101 Roscoe Drive, Unit B, Kitchener, ON, N2G 2Y1 | www.abarchitects.com



COURTLAND PUBLIC SCHOOL PAVING & SITE RENOVATION UPDATES
107 COURTLAND AVE. E., KITCHENER, ON, N2G 2Y9

SITE PLAN

SCALE: AS INDICATED
SHEET SIZE: 610x914
PROJECT NUMBER: 2020-162
DRAWING NUMBER: SPA.01

SITE DATA - 107 Courtland Ave E

DENSITY	Minimum		Maximum		Zone: ZBL 85-1; Zone I-2 (3H)	Provided
	Metric	Imperial	Metric	Imperial		
Total Floor Space Ratio (FSR)						0.1
Gross Site Area	16,105.0 sq m	173,352.9 sq ft				
Road widenings & Daylight Triangles (Courtland Ave. & Ultimate Width = 26.2m)	342.1 sq m	3,682.3 sq ft				
Net Site Area	15,762.9 sq m	169,670.5 sq ft				100%
Asphalt Area	1,312.7 sq m	14,129.5 sq ft				8%
Concrete Curbs, retaining walls etc	3,861.8 sq m	41,568.0 sq ft				24%
Concrete Sidewalks	286.9 sq m	3,088.3 sq ft				2%
Total Impervious Area	900.6 sq m	9,694.2 sq ft				6%
Landscaped/Sodded Area	6,362.0 sq m	68,479.9 sq ft				40%
Total Permeable Area	9,400.9 sq m	101,190.6 sq ft				60%

SETBACKS	Required	Provided
Front Yard Setback (Courtland Ave.) - To Existing Building	6.0 m	18.8 m
Rear Yard Setback - To Existing Building	7.5 m	104.0 m
Flanage Setback - To Existing Building	6.0 m	5.8 m
Internal Side Yard Setback - To Existing Building	6.0 m	5.8 m

FRONTAGE	Min Required	Provided
Lot Frontage	15.0 m	83.6 m

LANDSCAPING	Min Required	Provided
Landscaped Area	- sq m	10,301.5 sq m
		65%

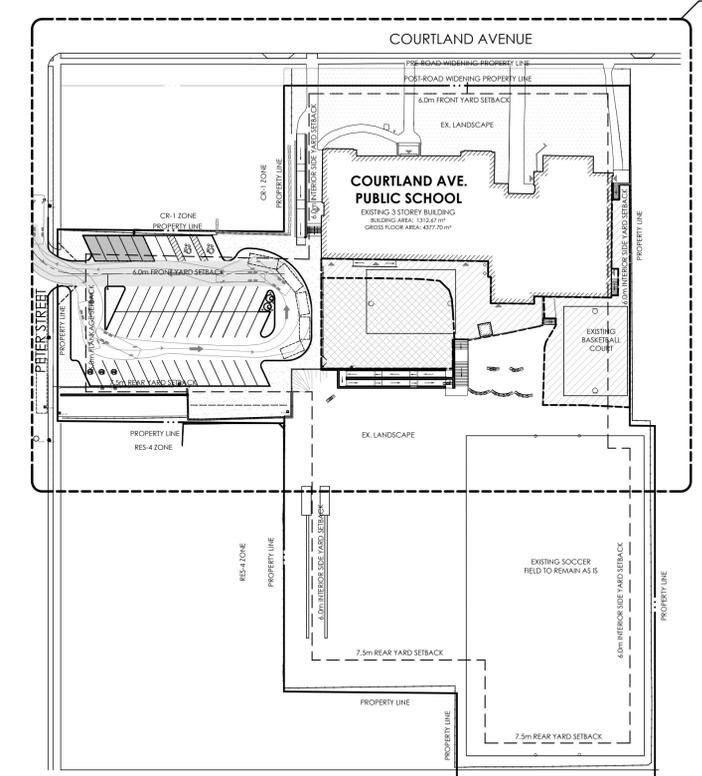
BUILDING DATA

BUILDING AREAS (Existing Building)	Area (sq.m.)	# of Floors	Metric	Imperial
Below Grade	1915.7	1	3,915.7 sq m	20,621.1 sq ft
Gross Floor Area (Below Grade)	1,915.7	1	1,915.7	20,621.1
Above Grade	1347.5	1	1,347.5 sq m	14,504.4 sq ft
First Floor	1114.5	1	1,114.5 sq m	11,996.4 sq ft
Second Floor	233.0	1	233.0 sq m	2,508.0 sq ft
Gross Floor Area (Above Grade)	2,462.0	2	2,462.0	26,500.8
Total Gross Floor Area	4,377.7	3	4,377.7	47,121.2

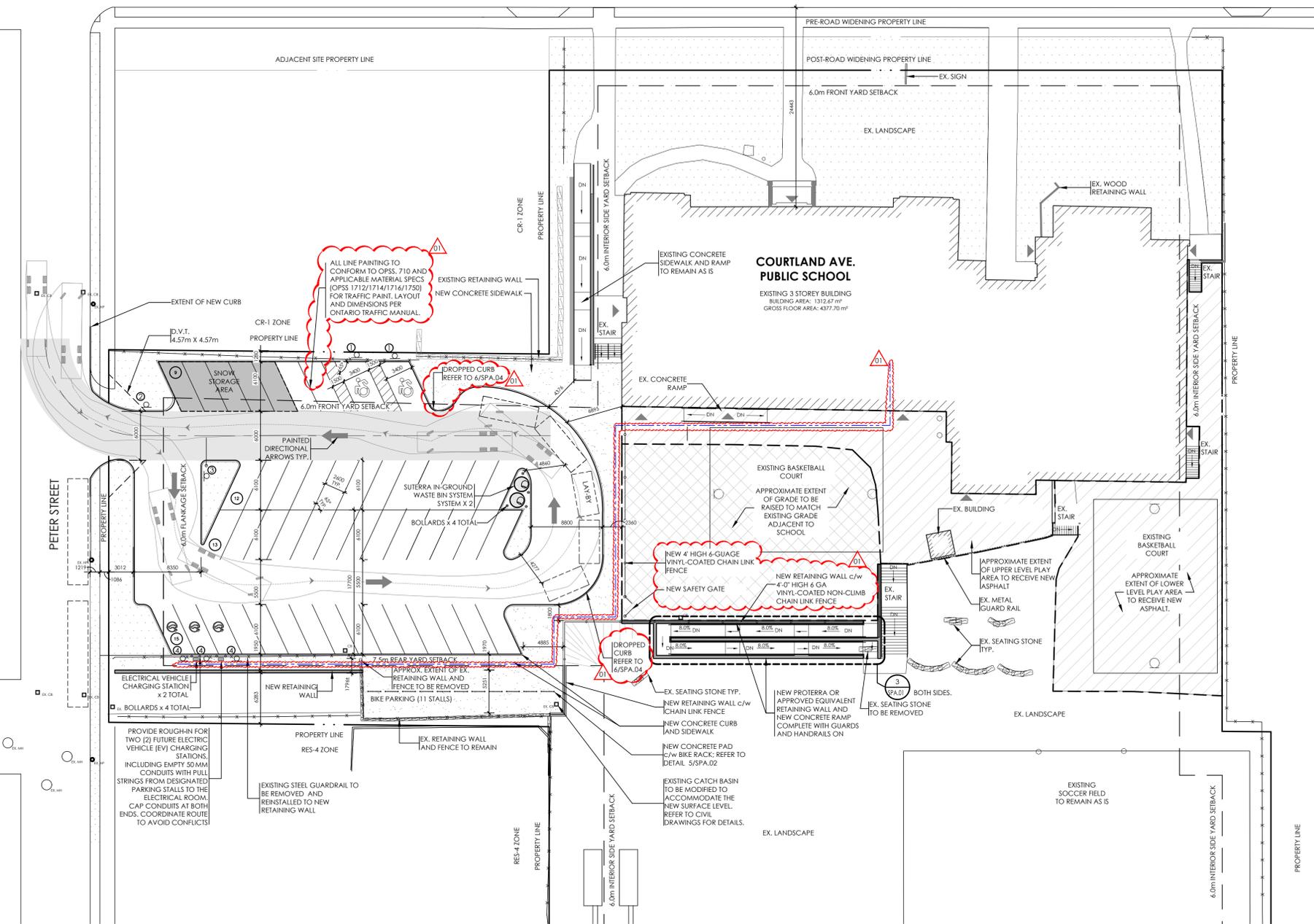
BUILDING HEIGHT (Existing Building)	Height (m)	# of Floors	Metric	Imperial
Average Grade	0.0			
Ground Floor	3.7	1	3.7 m	12.0 ft
First Floor	4.4	1	4.4 m	14.0 ft
Second Floor	3.7	1	3.7 m	12.0 ft
Total Building Height	11.7	3	11.7 m	38.0 ft

Parking Data

REQUIRED (Zoning/By-law Parking Requirements)	Type A	Type B	Standard	Compact	Total
1 space / Classroom					20
Total Parking Required					20
Provided:					
Surface Parking	2	0	47	0	49
Total Parking Provided	2	0	47	0	49



2 SITE PLAN TYPICAL 1:800
SPA.01



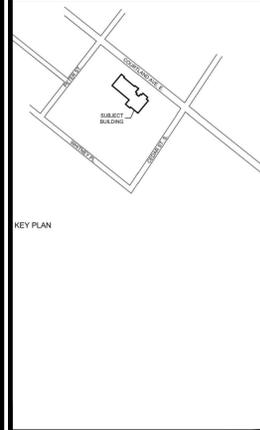
1 SITE PLAN TYPICAL 1:300
SPA.01

LAST SAVED BY: hdyk DATE: February 13, 2026
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1	ADDENDUM 01	2026.02.13



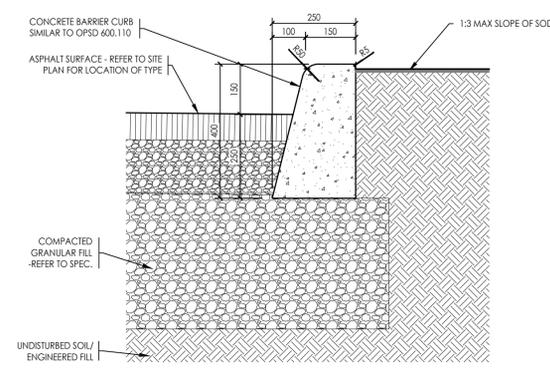
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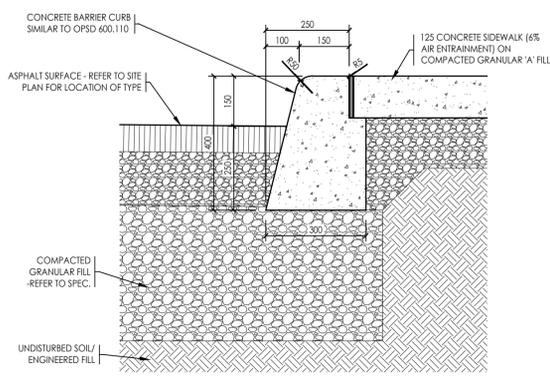
PROJECT NAME
**COURTLAND PUBLIC SCHOOL
 PAVING &
 SITE RENOVATION
 UPDATES**
 107 COURTLAND AVE. E., KITCHENER, ON. N2G 2T9

DRAWING TITLE
TYPICAL DETAILS

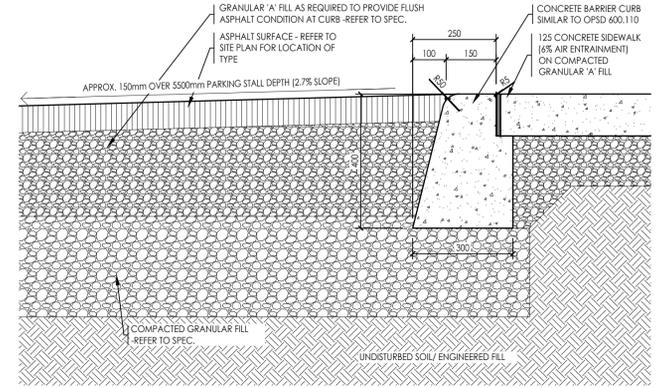
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AS INDICATED	SPA.04
SHEET SIZE	610x914
PROJECT NUMBER	2020-162



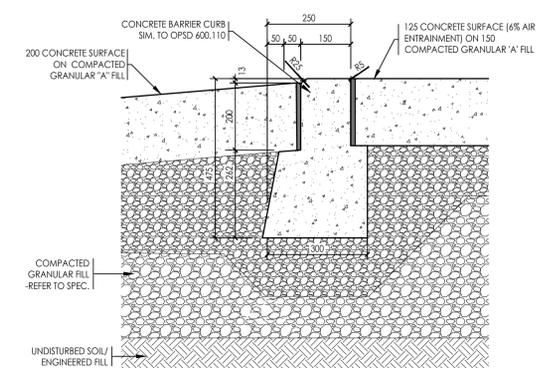
1 CURB DETAIL TYPICAL DETAIL
 SPA.04 1:10



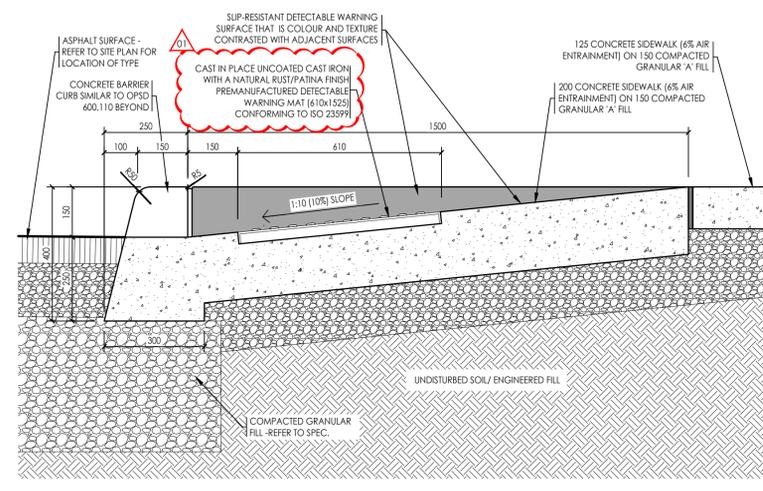
2 CURB AND SIDEWALK DETAIL TYPICAL DETAIL
 SPA.04 1:10



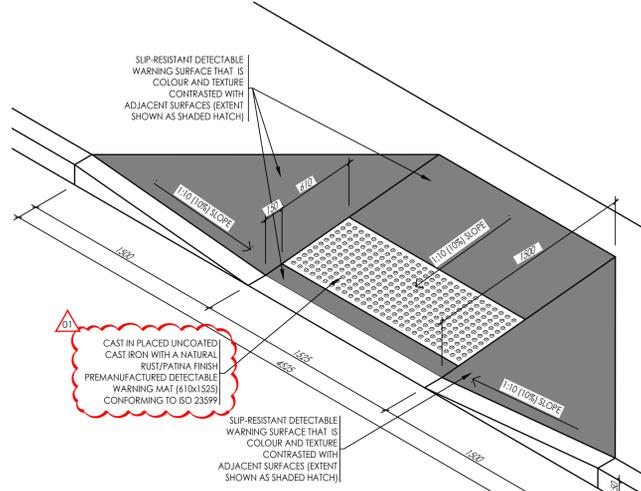
3 FLUSH ASPHALT RAMP AT CURB DETAIL TYPICAL DETAIL
 SPA.04 1:10



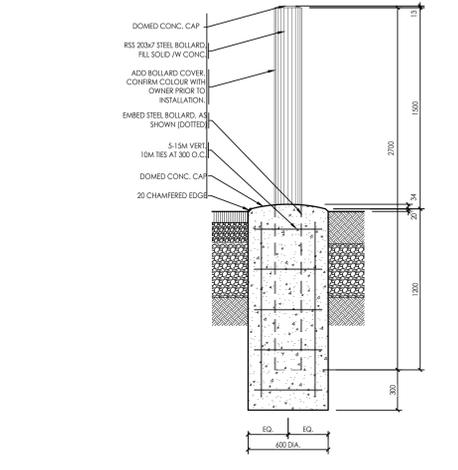
4 FLUSH CONCRETE RAMP AT CURB DETAIL TYPICAL DETAIL
 SPA.04 1:10



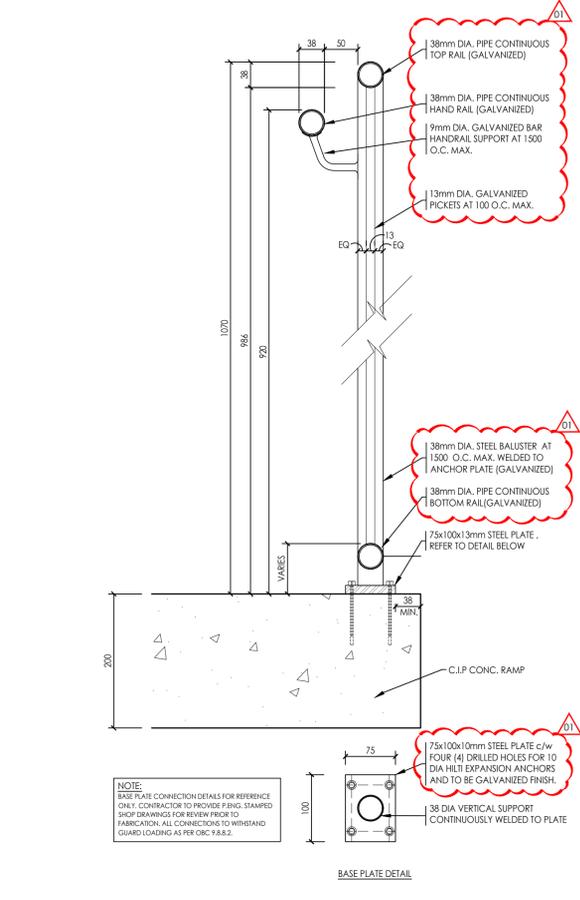
5 DROPPED CURB - SECTION AT CONCRETE SURFACE TYPICAL DETAIL
 SPA.04 1:10



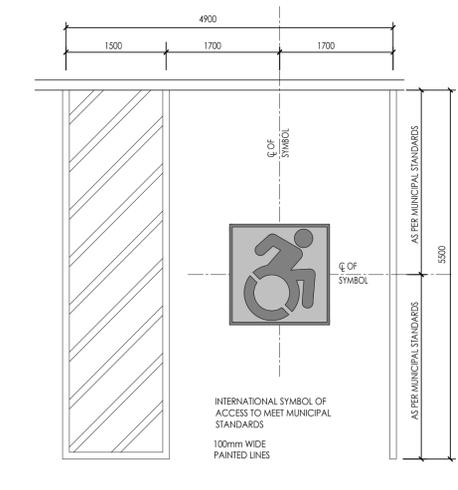
6 DROPPED CURB ISOMETRIC TYPICAL DETAIL
 SPA.04 1:25



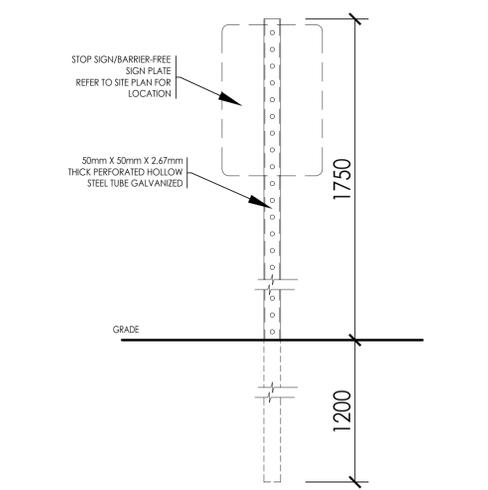
7 BOLLARD DETAIL TYPICAL DETAIL
 SPA.04 1:25



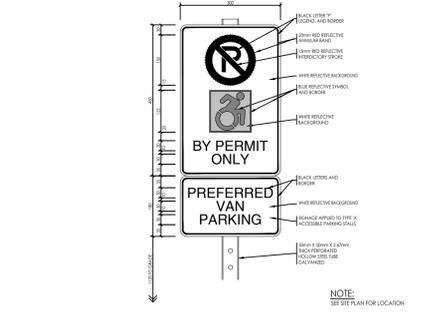
12 RAMP GUARD DETAIL AT LANDING TYPICAL DETAIL
 SPA.04 1:10



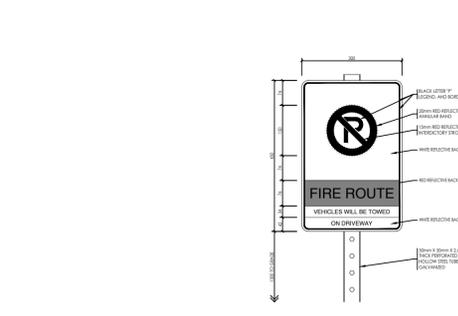
8 ACCESSIBLE PARKING STALL TYPICAL DETAIL
 SPA.04 1:50



9 EXTERIOR SIGNAGE-MOUNTING DETAIL TYPICAL DETAIL
 SPA.04 1:10



10 EXTERIOR SIGNAGE-ACCESSIBLE PARKING STALL TYPICAL DETAIL
 SPA.04 1:10



11 EXTERIOR SIGNAGE-FIRE ROUTE TYPICAL DETAIL
 SPA.04 1:10

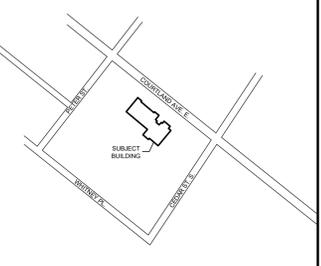
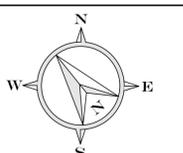
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EROSION AND SEDIMENT CONTROL LEGEND:

LIGHT DUTY SILT FENCE	
STRAW BALE PROTECTION	
CATCH BASIN PROTECTION	

NOTE:
PROPERTY LINE IS APPROXIMATE, EXACT LOCATION SHOULD BE VERIFIED BY ONTARIO LAND SURVEYOR

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LEGEND:

ELEVATION	XXXX.XX
EXISTING CONTOURS	---(XXX)---
CENTERLINE ROAD	---(XXX)---
DOOR	
TREE DRIP LINE	
TOP/BOTTOM OF BANK	
SWALE	
EX. HYDRO POLE	
FIRE HYDRANT	
MANHOLE	
CATCHBASIN	
ASPHALT	
GRAVEL	
FENCE	
GAS LINE	
HYDRO DUCT	
OVERHEAD WIRE	
TELEPHONE LINE	
FIBRE LINE	
STORM PIPE	
WATERMAIN	
SANITARY	

NOTE:
TOPOGRAPHIC INFORMATION DERIVED FROM SURVEY COMPLETED BY WITZEL DYCE ENGINEERING ON 2024/10/12

NO.	DATE	REVISION
7	2026.02.13	ISSUED FOR ADDENDUM
6	2026.01.26	IFT / I/P
5	2025.12.24	REVISED ACCESSIBILITY RAMP
4	2025.11.24	RE-ISSUED FOR TENDER
3	2025.11.07	ISSUED FOR TENDER
2	2025.07.15	REVISED PER CITY COMMENTS

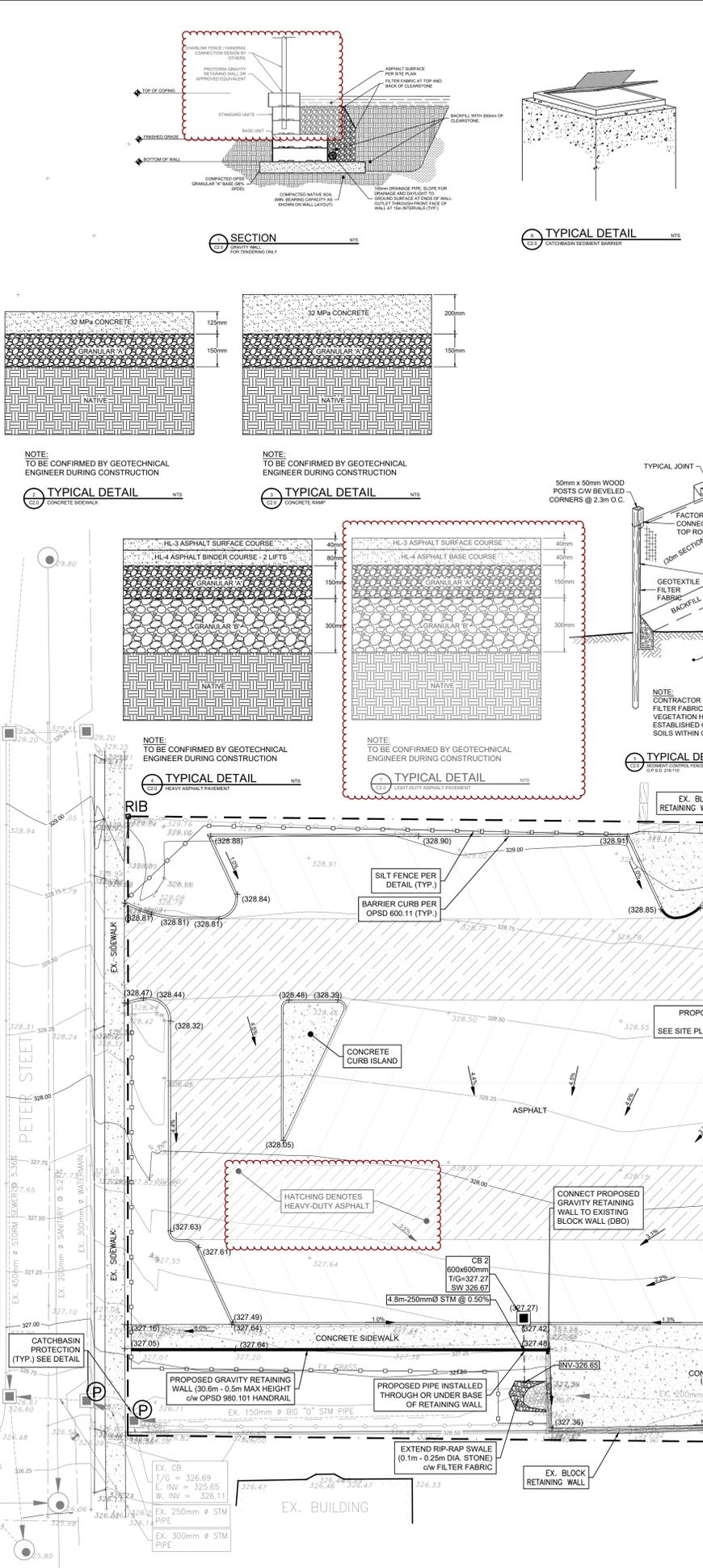
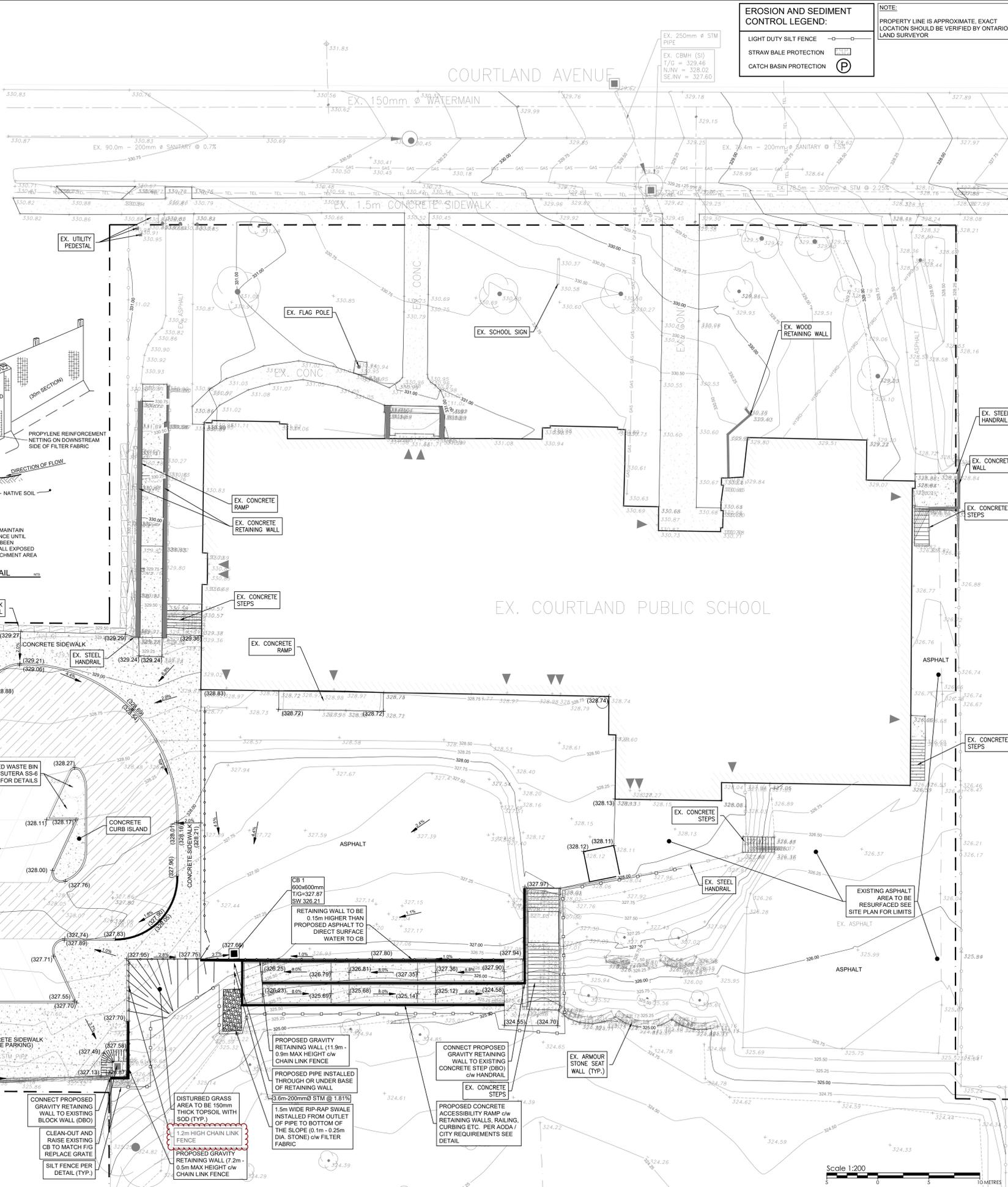
WitzelDyce ENGINEERING INC.
826 King Street North, Unit 20
Waterloo, Ontario, N2J 4G8
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PROJECT
162 COURTLAND AVE. KITCHENER, ON

DRAWING
EROSION AND SEDIMENT CONTROL PLAN, GRADING AND SERVICING PLAN

DESIGNER	JHV	PROJECT NO.	11281-301
DRAWN	JHV	DRAWING NO.	C2.0
DATE	FEBRUARY 2026		
SCALE	1:200		



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May 22, 2025

Scale 1:200