



Addendum # 3
Bid Opportunity: 26-7849-RFT
Galt Collegiate Institute
Exterior/ Interior Upgrades to Tassie Hall
Closing Date: Wednesday, March 11, 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If you have already submitted a Bid/ Proposal, it will be automatically withdrawn as a result of this addendum.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.

3.1 QUESTIONS/ ANSWERS

Question 1:

1. Can you please confirm extent of \$525,000.00 for Exterior Masonry repointing (Including installation of the new stone at new openings). Does the allowance include all masonry work on this contract or is the new wall infill to be included in base bid

2. Can you provide the contact info for the assigned masonry contractor that is to complete this allowance work.

Answer 1:

1. The “Exterior Masonry Repointing (Including installation of new stone at new openings indicated on Drawings)” Allowance covers all work affecting exterior stone masonry. Refer to Drawings and Specifications.
2. The masonry contractor assigned to do this work will be identified when they have been selected.

Question 2:

Is the work that is to be performed in the attic space classified as confined space work?

Answer 2:

We do not believe the attic to be a confined space as defined by the Ontario Health and Safety Act (OHSA); however the onus is on the Contractor to ensure the safety of workers in this space.

Question 3:

Please provide a specification for abatement requirements. It appears the scope of abatement is limited to pipe elbows.

Answer 3:

Contractors are to review the 2024 Asbestos Audit Update Report included in the Specifications, as well as all Drawings to determine the scope of abatement requirements.

Question 4:

Are we removing the dressing room floor in its entirety? Drawing A6.02 has it looking like the floor structure is new. Plus it looks like the tags are to be reversed

Answer 4:

Only the floor area over the new areaway is required to be removed. Refer to Item 3.3.4 below for clarification of Floor Type tags.

Question 5:

Does the masonry allowance cover all masonry including interior masonry work?

Answer 5:

Refer to response to Question 1 in this Addendum. Interior masonry work is not included in this allowance. Refer to Drawings and Specifications.

Question 6:

Please confirm if acoustic wall panels are covered by acoustic treatment cash allowance

Answer 6:

Yes.

Question 7:

Please confirm if new stone veneer on stairs falls under stone cash allowance

Answer 7:

Yes. Refer to response to Question 1 in this Addendum.

Question 8:

Due to underpinning/shoring required, please advise on any historic designations with this building and provide any historic building restrictions or information

Answer 8:

Galt Collegiate Institute is designated under Part IV of the Ontario Heritage Act. All required information for underpinning/ shoring is identified on the Drawings.

Question 9:

Will the plaster allowance cover scaffolding for the auditorium ceiling work to be completed, which includes for mechanical and lighting.

Answer 9:

Refer to response provided in Addendum 1, Question/ Answer 2.

Question 10:

What is the extent the roofing tie-in allowance covers?

Answer 10:

This allowance covers the roof tie-ins for new mechanical/ electrical equipment on existing roofs/ roofing.

Question 11:

For allowances providing services that might be required to penetrate through fire separation barriers, do they include for fire stop and or spray?

Answer 11:

Firestopping for any penetrations in fire separations required by the “New Fire Protection System - Sprinklers (Work of Division 21)” will be part of that Cash Allowance. All other firestopping is part of the Base Bid.

Question 12:

For the exterior masonry allowance, does this cover costs for stone on the new stairs and does it cover for any patching and or masonry work for new openings in the existing stone walls?

Answer 12:

Refer to responses to Questions 1 and 5 in this Addendum.

Question 13:

We would like to request removal of the heat trace under the electrical scope as this is normally on mechanical reasons being electrical do not know what type or sizing of piping or insulation is being used - temperature required and if the installation method or path is changed the heat trace would quoted from drawings would not be suitable.

Answer 13:

Provision of heat trace in accordance with the Contract Documents is the responsibility of the Contractor. The consultants do not dictate the responsibility of subcontractors.

Question 14:

Is there a dedicated bin location? Can the bins be placed next to Tassie Hall's exit door?

Answer 14:

The location for the bin will be determined with the successful General Contractor.

3.2 Architectural Specifications

.1 Section 01 21 00 Cash Allowances

.1 REPLACE Section 01 21 00 with Section 01 21 00R (3 pages), attached.

.2 Section 07 72 33 Roof Hatches

.1 REPLACE Article 2.1.1 with the following:

.1 Acceptable products: Bilco Canada Type NB-20 Roof Hatch-Ship Stair Access; size 762mm x 1372mm and Ladder UP Safety Post, Model #LU-1 to Drawings and as follows:

.3 Section 09 65 16 Resilient Flooring and Base

.1 REPLACE Article 2.1.3 with the following:

.3 Rubber Wall Base (RB): to ASTM F1861, nominal thickness: 3mm (0.125") min. thickness; thermoset rubber (TS), coved, standard toe; height of new locations; 100mm high, existing locations to be reviewed for heights to ensure coverage of old base line, 150mm high (RB1). Colour: As selected by Consultant from manufacturer's complete range.

.1 PINNACLE as manufactured by Roppe.

.2 BASEWORKS as manufactured by Tarkett.

.3 OPTIMUM EDGE as manufactured by Mannington.

.4 Section 10 62 00 Auditorium Seating

.1 ADD Article 2.1.1 as follows:

.1 Approved Alternates:

- .1 GALLERY S/ LOGIX as manufactured by HUSSEY Seatway, by meeting all specifications as noted below for fixed and removable seating.
- .2 MINOR as manufactured by EZCARAY Seating, by meeting all specifications as noted below for fixed and removable seating.

3.3 ARCHITECTURAL DRAWINGS

.1 Drawing A2.05 Enlarged Demolition Plans

.1 **REPLACE DRAWING A2.05 WITH DRAWING A2.05R, ATTACHED.**

.2 Drawing A3.04 Enlarged Floor Plans

.1 **REPLACE DRAWING A3.04 WITH DRAWING A3.04R, ATTACHED.**

.3 Drawing A6.01 Building Sections

.1 **REPLACE DRAWING A6.01 WITH DRAWING A6.01R, ATTACHED.**

.4 Drawing A6.02 Building & Wall Sections, Section Detail

.1 **REPLACE DRAWING A6.02 WITH DRAWING A6.02R, ATTACHED.**

3.4 STRUCTURAL

.1 **REFER TO THE ATTACHED STRUCTURAL ADDENDUM 1 (PART OF THIS ADDENDUM NO. 3) PREPARED BY MTE CONSULTANTS INC. DATED MARCH 9, 2026 (3 PAGES).**

- .2 THIS ADDENDUM CONSISTS OF:**
 - .1 STRUCTURAL SUMMARY OF CHANGES (1 PAGE)**
 - .2 REVISED STRUCTURAL DRAWINGS (2 PAGES)**

END OF ADDENDUM #3

+ Section 01 21 00R (3 pages);
Drawings A2.05R, A3.04R, A6.01R, A6.02R;
Structural Addendum 1 (3 pages).

01 21 00 – Allowances

1.0 GENERAL

1.1. RELATED SECTIONS

- .1 Section 01 45 00 – Quality Control.
- .2 This section describes requirements applicable to all Sections within Divisions 02 to 49.

1.2. GENERAL

- .1 Allowances included herein are for items of Work which could not be fully quantified prior to Bidding.
- .2 Expend each allowance as directed by the Consultant. Work covered by allowances shall be performed for such amounts and by such persons as directed by Consultant.
- .3 Funds will be expended by means of Cash Allowance allocations and contingency allowance allocations.
- .4 Progress payments for Work and Products authorized under allowances will be made in accordance with the payment terms set out in the Conditions of the Contract.
- .5 The Contractor shall bid the work involved and submit the Bids received to the Consultant and the Board, for approval
- .6 The Contractor shall submit 3 bids unless directed by the Board.

1.3. CASH ALLOWANCES

- .1 Cash allowances, cover the net cost to the Contractor of services, products, construction machinery and equipment, freight, handling, unloading, storage, installation where indicated, and other authorized expenses incurred in performing the Work. Cash allowances shall not be included by a subcontractor in the amount for their subcontract work.
- .2 Supply only allowances shall include:
 - .1 Net cost of Products.
 - .2 Delivery to Site.
 - .3 Applicable taxes and duties, excluding HST.
- .3 Supply and install allowances shall include:
 - .1 Net cost of Products.
 - .2 Delivery to Site.
 - .3 Unloading, storing, handling or products on site.

- .4 Installation, finishing and commissioning of products.
- .5 Applicable taxes and duties, excluding HST.
- .4 Inspection and testing allowances shall include:
 - .1 Net cost of inspection and testing services.
 - .2 Applicable taxes and duties, excluding HST.
- .5 Other costs related to work covered by cash allowances are not covered by the allowance, but shall be included in the Contract Price.
- .6 Where costs under a cash allowance exceed the amount of the allowance, the Contractor will be compensated for any excess incurred and substantiated plus an allowance for overhead and profit as set out in the Contract Documents.
- .7 Progress payments on accounts of work authorized under cash allowances shall be included in the monthly certificate for payment.
- .8 Submit, before application for final payment, copies of all invoices and statements from suppliers and subcontractors for work which has been paid from cash allowances.

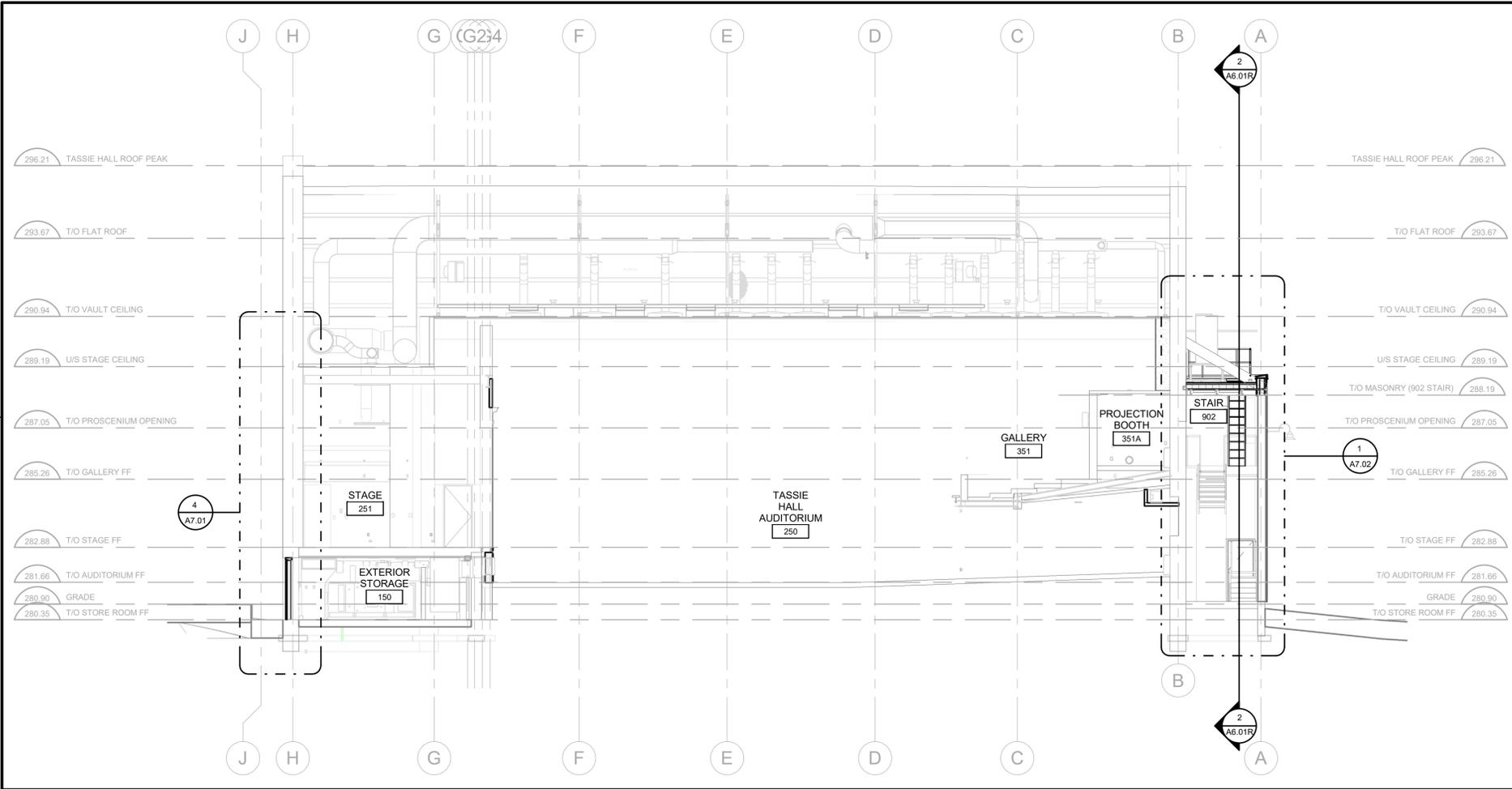
1.4. ALLOWANCES SCHEDULE

Include in the Bid Price a cash allowance of to address the cost of the following items:

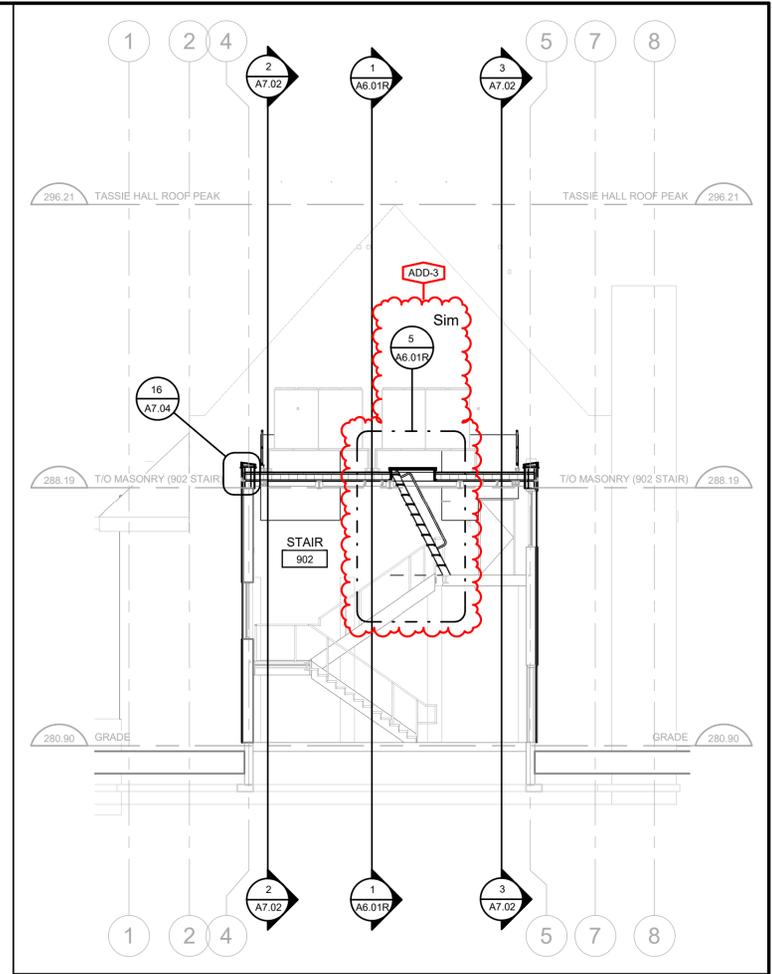
1	Designated Substance Removal (Additional removal not already identified in the ACM Summary report)	\$10,000.00
2	Removal of Waste Materials – Bat Excrement (As directed by Consultant)	\$10,000.00
3	Independent Testing & Inspection (soil, concrete, mortar, structural steel, air barrier, paving, painting) (As directed by the Consultant)	\$10,000.00
4	Exterior Masonry Repointing (Including installation of new stone at new openings indicated on Drawings)	\$525,000.00
5	Roof Tie-ins for new HVAC Units on existing flat roof and sloped roof:	\$10,000.00
6	Supply and Installation of New Doors/ Frames	\$25,000.00
7	Supply and Installation of New Exterior Windows	\$12,500.00

8	Supply and Installation of Finishing Hardware (including door operators)	\$22,500.00
9	Repair of Interior Plaster (Including walls, ceilings and repairs to column capital)	\$125,000.00
10	Wood Floor Refinishing	\$55,000.00
11	Supply and Installation of New Acoustic Treatment	\$7,500.00
12	New Fire Protection System - Sprinklers (Work of Division 21)	\$550,000.00
13	Fire Alarm Interlocks and Integration (Work of Divisions 26 & 28 work associated with Work of Division 21)	\$10,000.00
14	Data cabling installation and network equipment (Including terminations)	\$7,500.00
15	Supply of Type S Luminaires (installation to be included in Base Bid)	\$14,000.00
16	Refurbishment of Heritage Exit Signs (removal and reinstallation to be included in base Bid)	\$6,000.00
17	Supply and Installation of Exterior Storage Sheds.	\$25,000.00
Total of All Allowances:		\$1,425,000.00

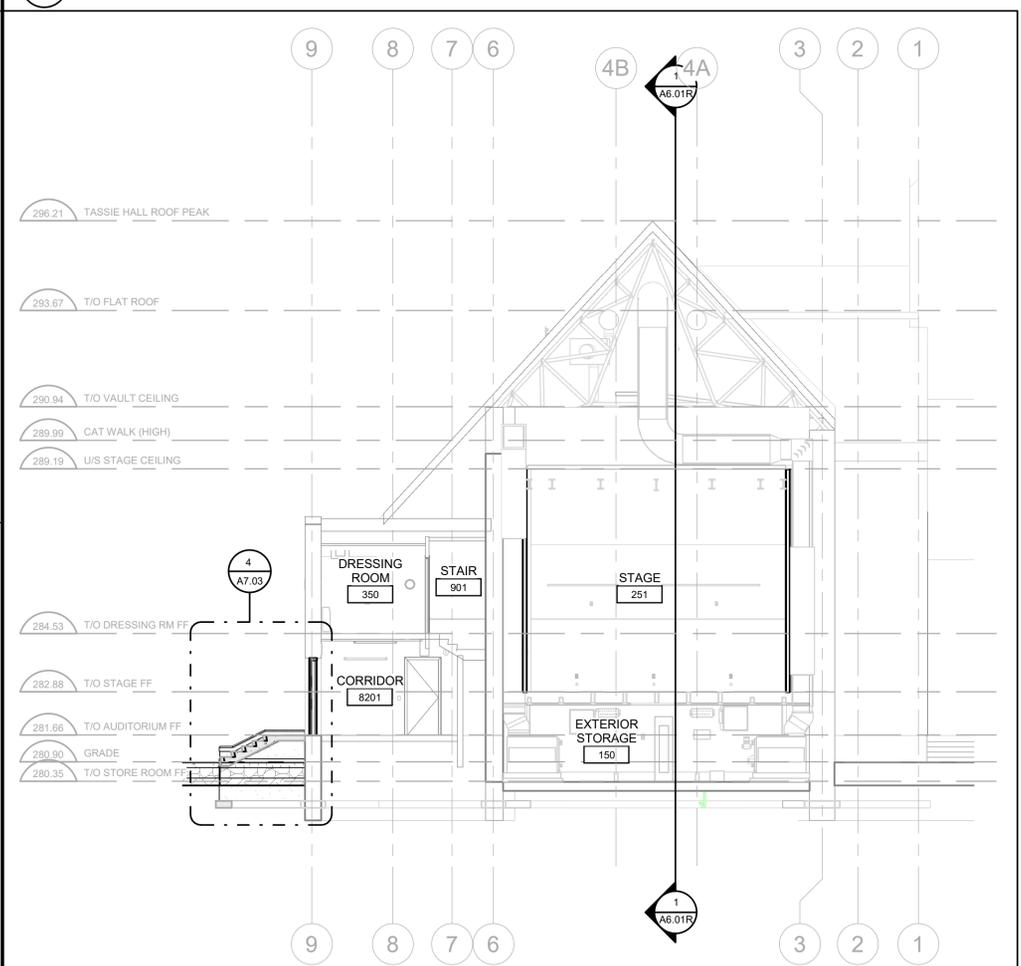
END OF SECTION



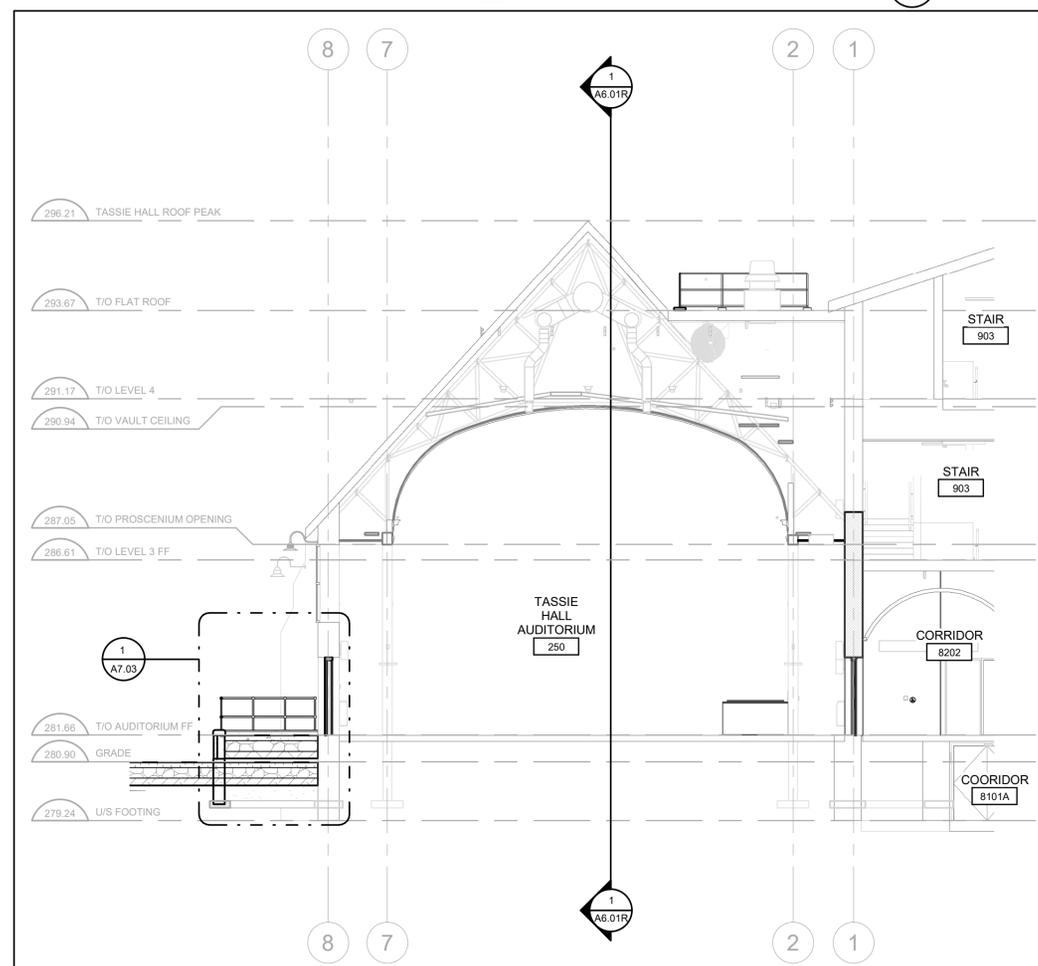
1 BUILDING SECTION
A6.01R
0 1 2.5 5 10 m
1:100



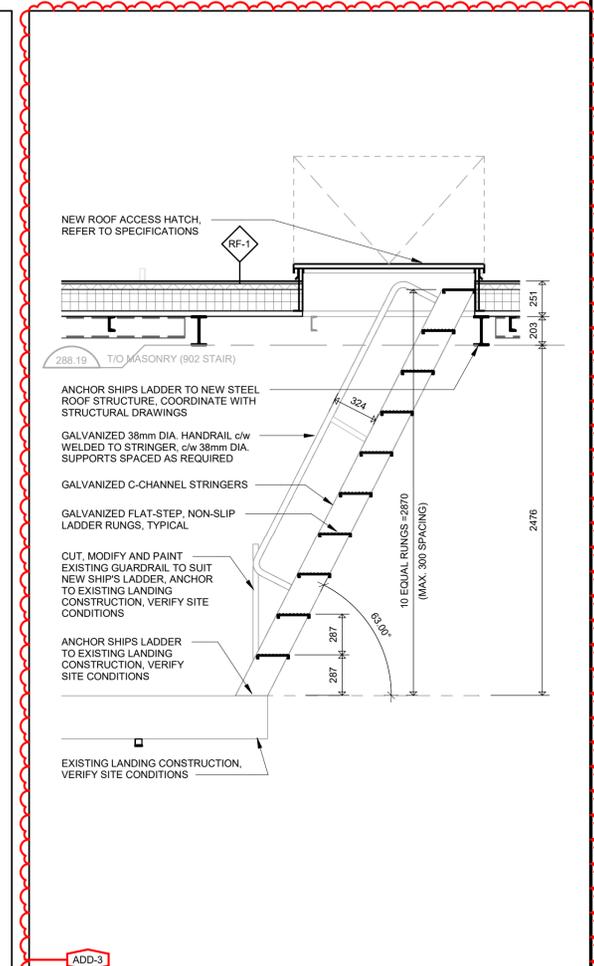
2 BUILDING SECTION
A6.01R
0 1 2.5 5 10 m
1:100



3 BUILDING SECTION
A6.01R
0 1 2.5 5 10 m
1:100



4 BUILDING SECTION
A6.01R
0 1 2.5 5 10 m
1:100



5 ACCESS LADDER SECTION
A6.01R
0 250 500 1000
1:25

102-300 Thames Street, Level 4, Carlton VIC 3053
P 019 432 8644 E 019 432 9737
cornerstonearchitecture.com

CORNERSTONE
ARCHITECTURE

ISSUED FOR BID
2026-02-17
ISSUED FOR PERMIT



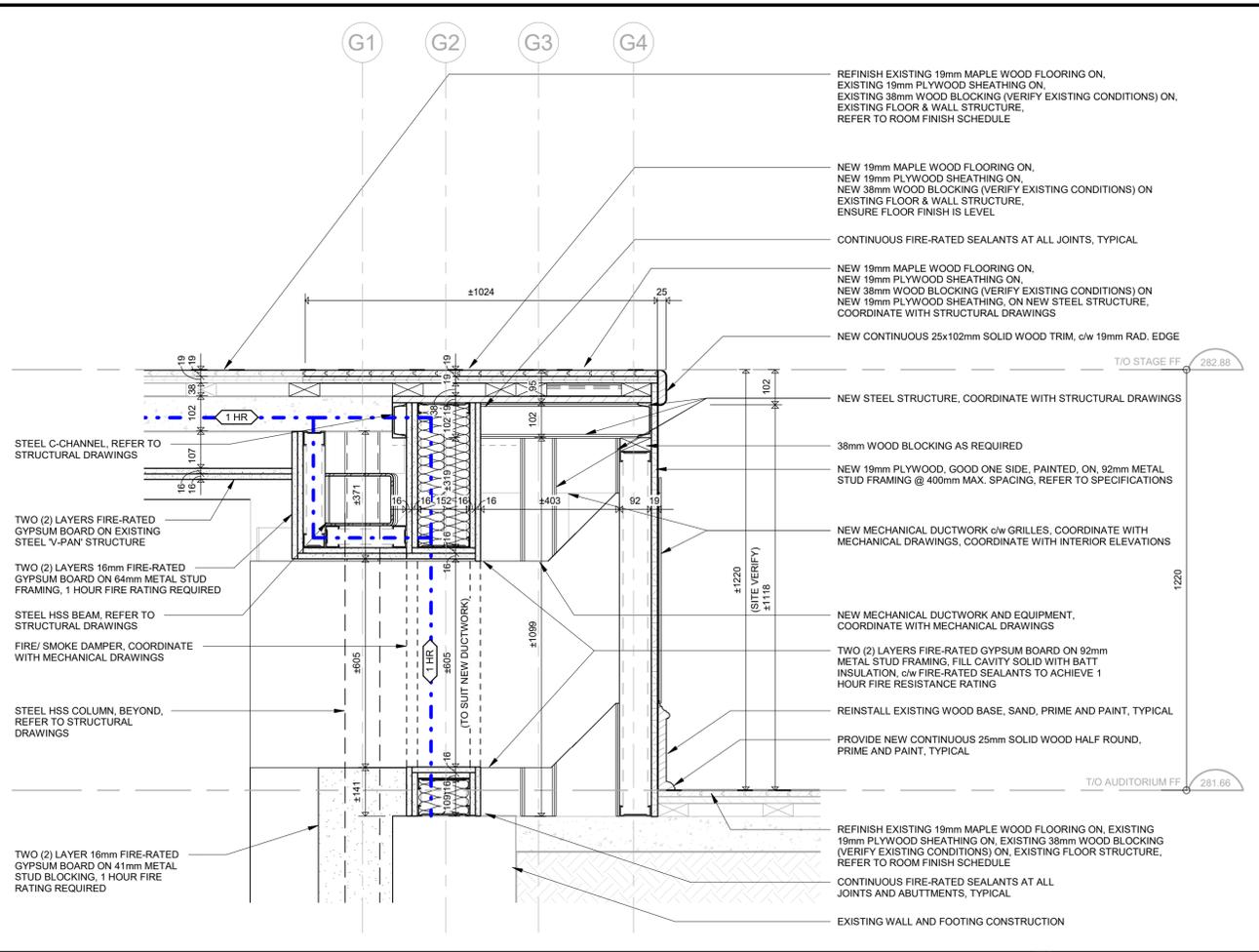
Galt Collegiate Institute
EXTERIOR INTERIOR UPGRADES TO TASSIE HALL

200 WATER STREET NORTH, CAMBRIDGE, ON N1R 1H6

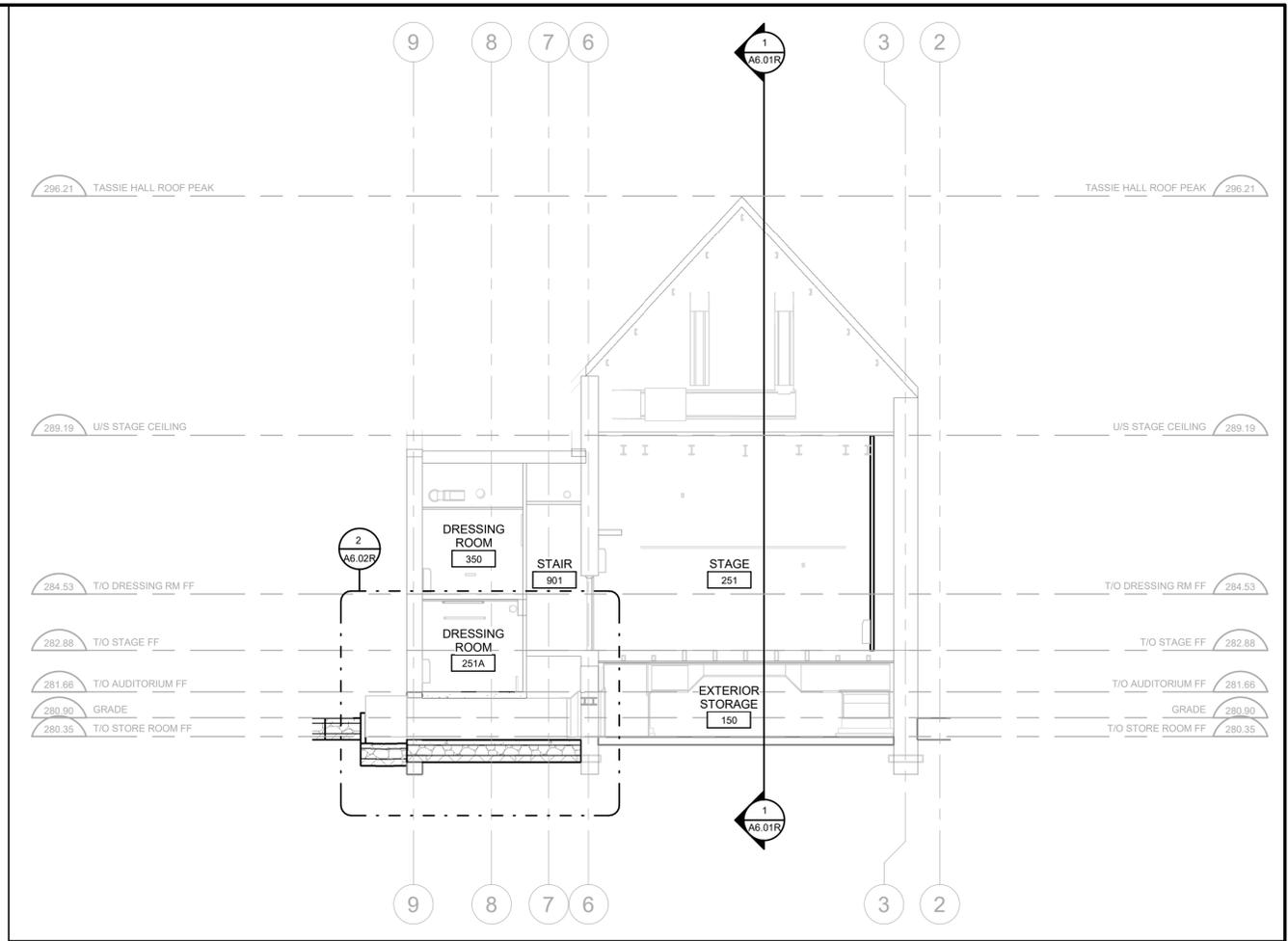
Project No.: 1128E
Drawn By: JNL
Plot Date: 2026-02-17

BUILDING SECTIONS

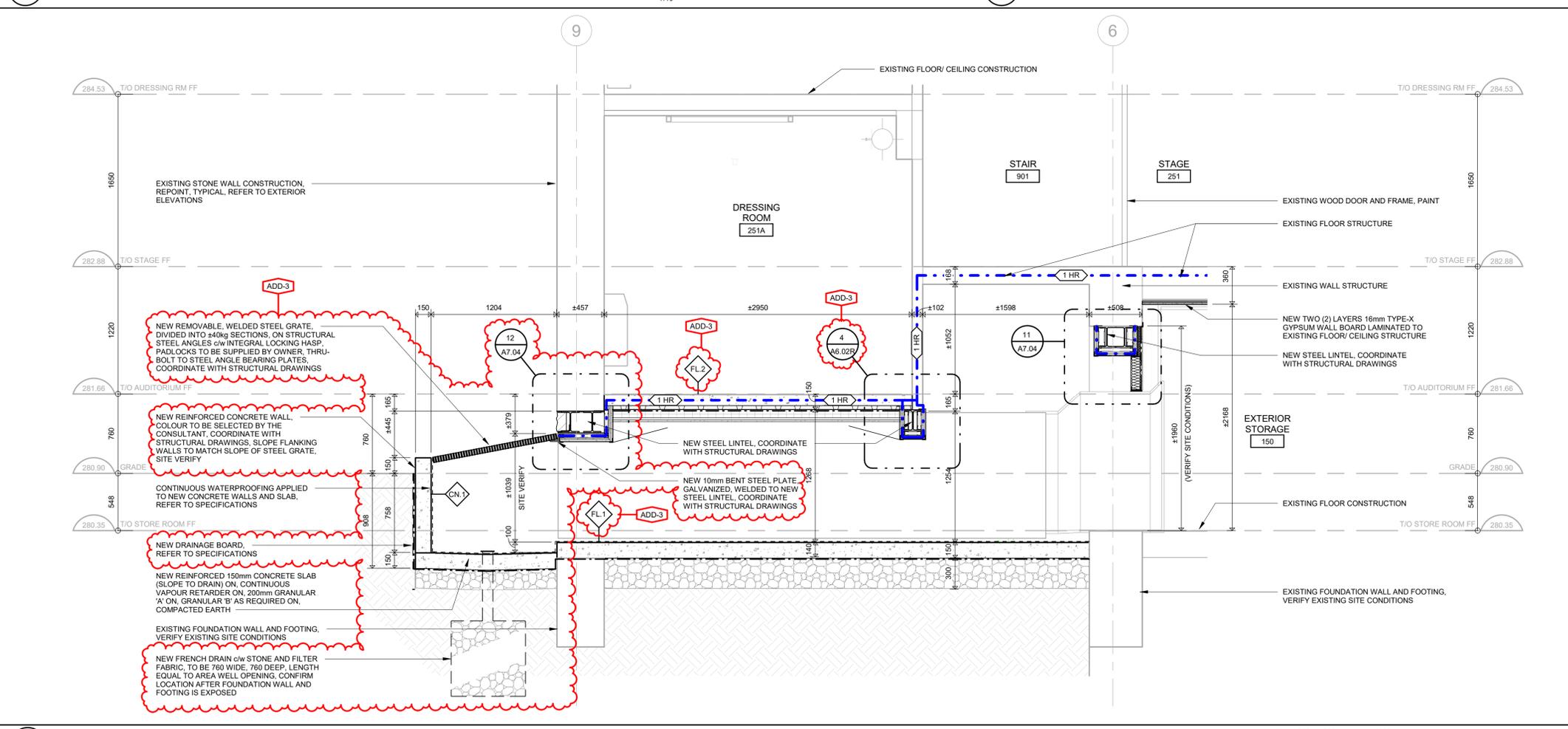
A6.01R



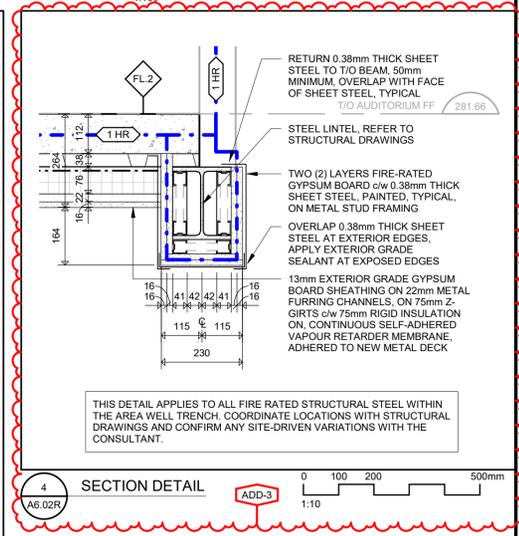
3 SECTION DETAIL
A6.02R
0 100 200 500 1000 mm
1:10



1 BUILDING SECTION
A6.02R
0 1 2.5 5 10 m
1:100



2 AREA WELL SECTION
A6.02R
0 250 500 1000 2500 mm
1:25



4 SECTION DETAIL
A6.02R
0 100 200 500 mm
1:10





Project Name: Galt Collegiate Institute, Exterior/
Interior Upgrades to Tassie Hall

To: Alison Hannay

cc: Joe Lenders

MTE File No.: 64947_001

Date: March 9, 2026

Addendum No.: 001

Prepared By: Kyle Bolton

This addendum, prepared by MTE Consultants, forms part of the contract documents, and modifies the original specifications and drawings as follows.

STRUCTURAL DRAWINGS

AMMENDMENT NO.1

DRAWING S2.02

- a. Framing Plans
 - i. Main roof access opening revised. Additional beam added.

AMENDMENT NO.2

DRAWING S3.01

- a. Sections
 - i. Section 4 revised to adjust airway.
 - ii. Steel plate revised in section 6

End of Addendum 1

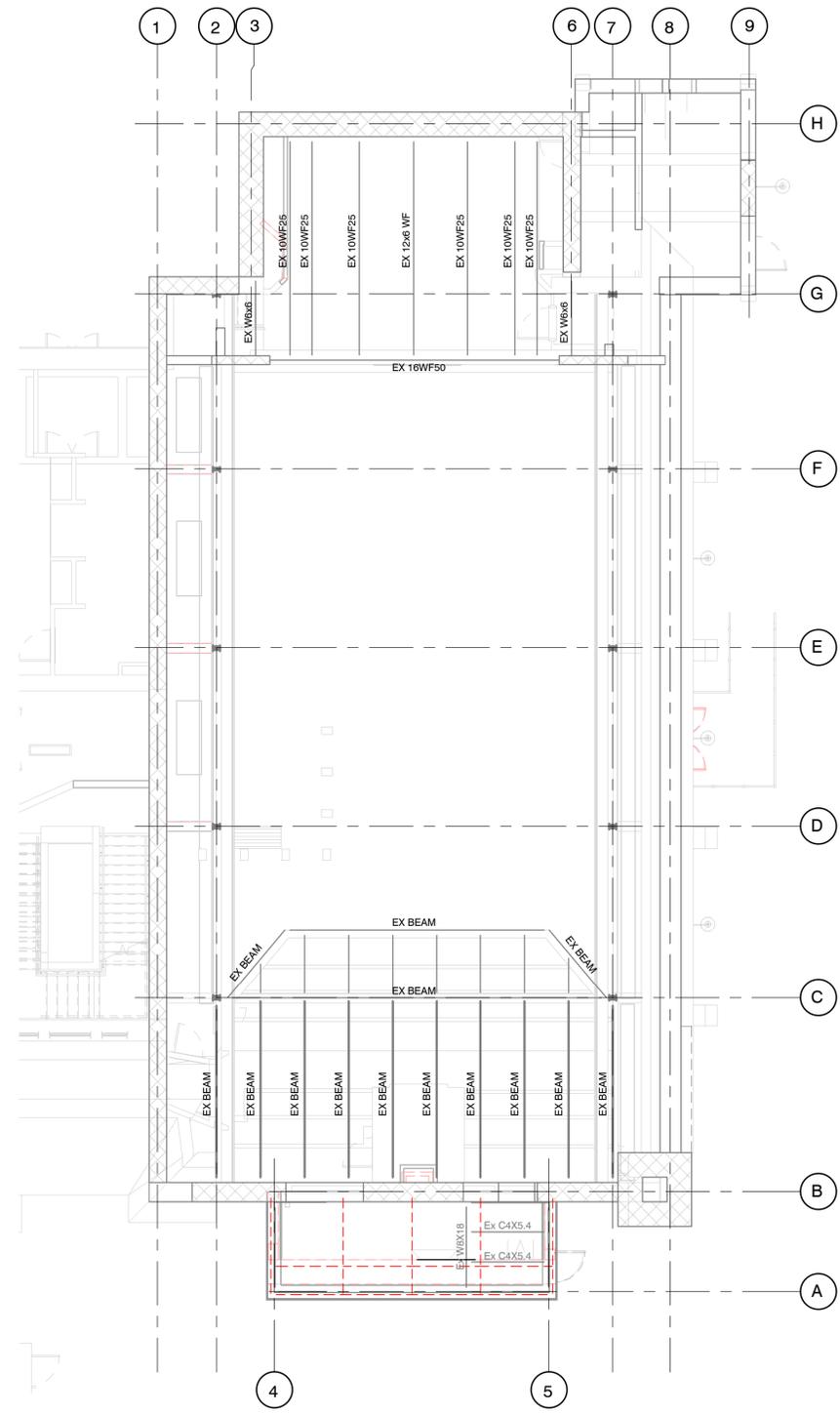


MTE
 Engineers, Scientists, Surveyors 519-204-6510
 ISSUED FOR BID
 2026-02-11
 2026-03-08
 APPENDIX No. 1



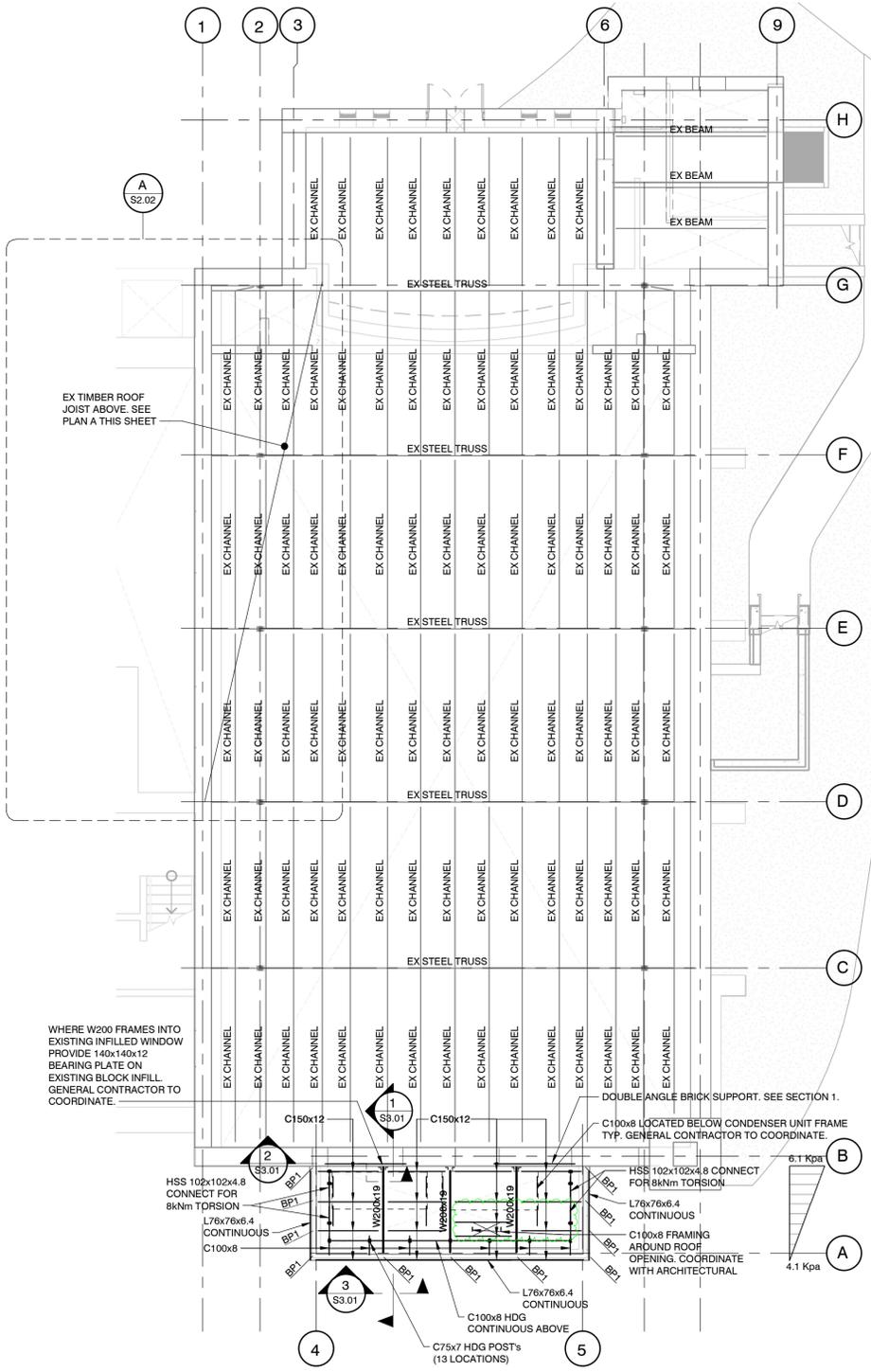
Galt Collegiate Institute
 EXTERIOR / INTERIOR UPGRADES TO TASSIE HALL
 200 WATER ST. N., CAMBRIDGE, ON
 Project No.: 64947_001
 Drawn By: JAS
 Per Date: 02/06/26

FRAMING PLANS
 S2.02



T/O STAGE OPENING

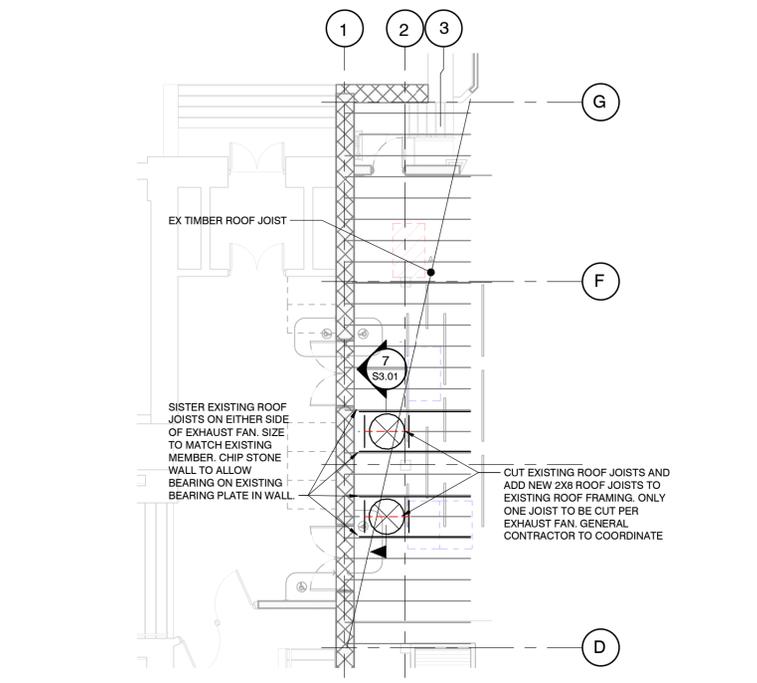
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MAIN ROOF & SNOW DECK

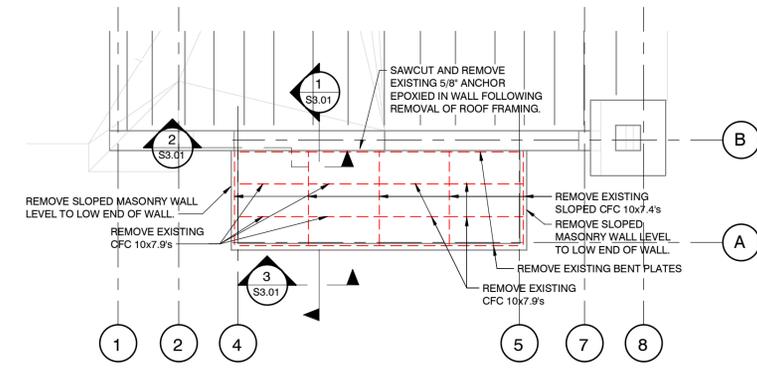
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SNOW DECK NOTES
 NEW SNOW DECK STRUCTURE DESIGNED FOR ROOF LOADING:
 DEAD LOAD = 1.4 KPA
 SNOW LOAD = 1.93 KPA
 HIGH ROOF CONSTRUCTION TO BE 38mm DEEP STEEL ROOF DECK WITH FLUTES AT 152mm ON CENTRE, MINIMUM 0.91 NCT (CANAM 1.5B OR APPROVED ALTERNATE) SUPPORTED BY BEAMS SPACED AS SHOWN ON PLAN. WHERE POSSIBLE DECK TO BE 3 SPAN CONTINUOUS. REFER TO PLAN FOR AREAS OF THICKER NOMINAL CORE THICKNESS.
 PERIMETER ANGLES, OR DOUBLE ANGLE MASONRY SUPPORTS SHOWN ON PLAN OR SECTION ARE TO BE CONTINUOUS UNLESS NOTED OTHERWISE. PROVIDE COMPLETE PENETRATION WELDS AT ALL SPLICES.
 REFER TO NOTES ON S1.01 FOR ADDITIONAL DETAILS



UPPER ROOF FRAMING PLAN

1 : 100



MAIN ROOF DEMOLITION PLAN

1 : 100

DEMOLITION NOTES

- REFER TO DEMOLITION SPECIFICATIONS AND DETAILS PREPARED BY ARCHITECT FOR ADDITIONAL DETAILS AND REQUIREMENTS.
- THE DEMOLITION CONTRACTOR AND THEIR DEMOLITION ENGINEER ARE RESPONSIBLE TO REVIEW EXISTING INFORMATION AVAILABLE AND FIELD VERIFY ALL EXISTING STRUCTURAL CONDITIONS THAT ARE INFLUENCED BY THE DEMOLITION WORK OR AFFECT THE SAFETY OF THE CONSTRUCTION WORKERS, BUILDING OCCUPANTS AND BUILDING SERVICES.
- THE DEMOLITION CONTRACTOR AND THEIR DEMOLITION ENGINEER ARE RESPONSIBLE FOR PREPARING AND SUBMITTING THEIR DEMOLITION PLANS AND PROCEDURES REQUIRED TO OBTAIN THE DEMOLITION PERMIT. THE DEMOLITION CONTRACTOR'S PROFESSIONAL ENGINEER IS REQUIRED TO BE THE DEMOLITION ENGINEER OF RECORD AND COMPLETE GENERAL SITE REVIEWS DURING DEMOLITION.
- ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE REMOVAL OF THE EXISTING BUILDING ELEMENTS ARE TO BE IN ACCORDANCE WITH ALL APPLICABLE CURRENT MUNICIPAL AND OR PROVINCIAL HEALTH AND SAFETY LEGISLATION, THE ONTARIO BUILDING CODE AND RELEVANT CANADIAN STANDARDS ASSOCIATION'S (CSA) STANDARDS.
- PRIOR TO COMMENCING DEMOLITION, THE CONTRACTOR IS TO PREPARE AND SUBMIT DEMOLITION PLANS AND PROCEDURES, AND ENGINEERED SHOP DRAWINGS FOR SHORING SIGNED AND SEALED BY A PROFESSIONAL ENGINEER. OBTAIN ALL NECESSARY LICENSES AND PERMITS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SHORING REQUIRED TO COMPLETE THE WORK INDICATED AND TO PREVENT DAMAGE TO THE BUILDING AND ENSURE SAFETY OF THE WORKERS.
- MEANS AND METHODS OF DEMOLITION SHALL BE COMPLETED IN A MANNER THAT DOES NOT DAMAGE EXISTING STRUCTURES THAT ARE TO REMAIN.
- REFER TO EXISTING DRAWINGS FOR MEMBER SIZES AND DETAILS.
- MTE CONSULTANTS IS NOT THE DEMOLITION ENGINEER OF RECORD.

