



Addendum # 3
Bid Opportunity: 26-7841-RFT - Southwood
Secondary School RAAC Phase 1
Closing Date: Tuesday, April 7, 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If you have already submitted a Bid / Proposal, it will be automatically withdrawn as a result of this addendum.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.

1.1 Contents:	Document	Addendum No. 03	7 pages
	Architectural Drawings		2 pages
	Specifications	Section 01 21 00	9 pages
	DEI Addendum 01		1 page

Total – 19 pages

1.2 Questions

Question 1:

A cash allowance is mentioned for the TAB contractor in division 23 07 11. There is no item listed in 01 21 00 for TAB. Please add a cash allowance for this item.

Answer 1:

See DEI Addendum 01 attached.

Question 2:

Section 23 11 25 part 1.1.2 states that the mechanical contractor is to price the inspection of the gas piping of the building. Is there any way we can get an idea of how much gas piping and gas appliances are involved in this scope of work?

Answer 2:

See DEI Addendum 01 attached.

Question 3:

What type of stair to be provided at new Roof access? Metal stair? Please provide picture of existing stair if possible.

Answer 3:

Metal stair, refer to section 05 50 00 3.3.1.7. There is no existing stair at this location.

Question 4:

Bid documents call for the removal of existing roof and roof deck to be removed and replaced. However, the specification of the replacing roofing structure and deck is not specified. Please provide.

Answer 4:

See specification sections 05 10 00, 05 31 00 and notes on structural drawings.

Question 5:

How are the new L3x3x1/4 Perimeter Angles to be secured to Existing Conc. Beams, Walls or Slabs please

Answer 5:

For perimeter angle anchorage, please use 3/8" counter sunk Hilti HUS anchors (or equivalent fastener with the same or better strength capacity) @ 24" O.C.

Question 6:

Demolition Note lists - D1 for removal of plate and asks to fill openings with new concrete at 8 locations the same note listed on Renovation Plan Note#17. However, it is not tagged on the floor plan. Please confirm is this item is part of our Scope of work or not.

Answer 6:

See attached Architectural drawing A201.

Question 7:

Floor Plan Notes#19 - New Metal Tops to be installed on Students Work bench. How many benches are there? It's not showed/tagged on the floor plan. please provide further details on this.

Answer 7:

5 student work benches will receive new metal tops. 3 desk metal tops to be 635mm x 1855mm and 2 desk metal tops to be 780mm x 3075mm. See attached Architectural drawing A200 and A201.

Question 8:

Floor Plan Note#20: New Stools (qty. 20). Will this be part of Allowance or this to be included in the Bid? if its to be included in the bid, please provide specs and further details.

Answer 8:

New stools are covered under the furniture allowance.

Question 9:

Floor Plan Note#21: Concrete Skim Coat for new Resinous Flooring is tagged in Room#122. On Room finish schedule for Room#122 it shows existing floor finish to remain. Please clarify if Room#122 to get Concrete Skim coat for new floor finish or not?

Answer 9:

See attached Architectural drawing A201.

Question 10:

Spec Document shows Specs for Concrete Unit Masonry. On Drawing, Concrete block masonry is not showed anywhere. Please provide locations where the Concrete Block Masonry Scope to be included.

Answer 10:

**See drawing 8/420 for location of new toothed in 90mm concrete block.
See drawing 2/A601 for location of 190mm blocks required for infill after ducts are removed.**

Question 11:

What is the existing floor finish in Room 46A? Does grinding of Floor require in this room? Because, on Renovation Plan it shows Room#46A to receive skim coat and resinous floor. However the demolition tag D-12 is not showed on Demolition plan for Room#46A. Please Clarify.

Answer 11:

See attached Architectural drawings A200 and A201.

Question 12:

For Door D4: Is the existing shaft solid or hollow? What is the reason for the new shaft? Is it necessary to accommodate the new operator?

Is the intent to use the existing springs cones and cables?

What is the condition of the existing perimeter weather seal? Leave as is

What is the condition of the existing bottom rubber weather seal? In good condition

What brand and model are the existing doors?

What are the springing weights of each door? unknown

May we recommend new springs and cables? Yes

Answer 12:

Solid Shaft.

New shaft required to improve on existing condition.

Yes, it necessary to accommodate the new operator.

Yes, the intent to use the existing springs cones and cables.

Existing bottom rubber weather seal and perimeter weather seal in condition.

Existing brand, model and springing weights of each door are unknown.

Yes, new springs and cables are recommended.

Question 13:

Please provide the height of integral cove base in the rooms with resinous flooring.

Answer 13:

100mm. refer to spec section 09 67 23 3.2.2.1.

Question 14:

Demolition Plan A200: Demolition tag D2: is Seacan to be provided by General Contractors to store the existing loose equipment? or this to be provided to General Contractors?

Answer 14:

Seacans for storage for the contractor are to be provided by the contractor.

Question 15:

Please provide the Size of the existing backflow preventer and size of the main incoming water supply for Fire Sprinkler scope.

Answer 15:

Existing backflow preventer is 6in (150mm) and size of main incoming water supply for sprinkler is 6in (150mm).

Question 16:

HVAC Drawing M501 shows tag#3 for Existing below grade duct work to be infilled with concrete and abandoned in place. Refer to Arch Drawing. - Arch. drawing does not show any detail for this. Please clarify if we are to cut the floor and fill the ducts with concrete or not? Cutting the floor and infilling the duct with new concrete will be too expensive.

Answer 16:

Only floor vents to be removed and infilled with concrete, associated exhaust duct work to be abandoned in place and is not required to be filled in with concrete.

1.3 DRAWINGS

- .1 Replace A200 with the attached.
- .2 Replace A201 with the attached.

1.4 SPECIFICATIONS

- .1 **01 21 00 – Allowances** – Replace section 01 21 00 with the attached.

1.5 CONSULTANT ADDENDUM

- .1 See Attached DEI's Addendum 01.

END OF ADDENDUM 03

DEMOLITION NOTES:

- CONTRACTOR TO EXAMINE EXISTING CONDITIONS ON SITE AFFECTING DIVISION OF WORK. NO CLAIM FOR PAYMENT SHALL BE MADE FOR EXTRA WORK MADE NECESSARY BY CIRCUMSTANCES ENCOUNTERED DUE TO CONDITIONS WHICH WERE VISIBLE UPON OR REASONABLY INFERRABLE FROM AN EXAMINATION OF THE SITE PRIOR TO SUBMISSION OF THE BID. THIS INCLUDES BUT IS NOT LIMITED TO THE SERVICES ABOVE THE CEILING.
- REMOVE, STORE AND PROTECT MATERIALS AND FIXTURES FOR REUSE OR TURNOVER TO LANDLORD AS INDICATED ON DRAWINGS.
- ELEMENTS OF THE BASE BUILDING, SUCH AS (BUT NOT LIMITED TO) CEILING COMPONENTS, LIGHT FIXTURES, SPEAKERS, ETC. REMAIN THE PROPERTY OF AND SHALL BE TURNED OVER TO THE LANDLORD AND STORED WHERE DIRECTED UNLESS SCHEDULED FOR REUSE AND/OR SHOWN TO BE REMOVED AND RELOCATED UNDER THIS CONTRACT.
- MATCH EXISTING TYPE OF CONSTRUCTION WORKMANSHIP AND FINISHES TO PATCH OR EXTEND EXISTING WORK. CONTRACTOR TO DETERMINE SPECIFICATIONS BY INSPECTION.
- WHERE NEW WORK CONNECTS WITH EXISTING AND WHERE EXISTING WORK IS ALTERED, ALL NECESSARY CUTTING AND FITTING REQUIRED TO MAKE SATISFACTORY CONNECTIONS WITH THE EXISTING WORK SHALL BE PERFORMED UNDER THIS CONTRACT, SO AS TO LEAVE THE ENTIRE WORK IN A FINISHED AND WORKMANLIKE CONDITION. COORDINATE WITH OTHER TRADES TO ESTABLISH EXACT EXTENT OF DEMOLITION REQUIRED.
- HOARDING SCREEN SHALL BE ERECTED WITH MINIMAL NOISE, DUST AND INCONVENIENCE TO ADJACENT OCCUPIED AREAS. HOARDING SCREEN SHALL BE REMOVED UPON COMPLETION AND ANY AND ALL DAMAGED OR BLEMISHED ADJOINING WORK SHALL BE MADE GOOD. PROTECT EXISTING HVAC UNITS FROM CONTAMINATION AND REPLACE FILTERS UPON COMPLETION OF DEMOLITION.
- CONTRACTOR TO PROTECT ALL EXISTING FINISHES TO REMAIN FROM DAMAGE DURING NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN THE INTEGRITY OF THE BUILDING CORE.
- CONTRACTOR TO PATCH CEILING AND ADJACENT WALLS. ALL STRIPPED SURFACES TO BE LEFT IN SMOOTH CONDITION SUITABLE TO RECEIVE NEW FINISH.
- CONTRACTOR TO REMOVE DEBRIS RESULTING FROM DEMOLITION AND CONSTRUCTION AS SPECIFIED. COORDINATE REMOVAL WITH LANDLORD ON A DAILY BASIS FOR THE DURATION OF WORK.
- UPON COMPLETION OF WORK, TOOLS, SURPLUS MATERIALS AND WASTE SHALL BE REMOVED. PROVIDE CLEANUP EQUIPMENT AND LEAVE THE PREMISES IN CLEAN CONDITION.
- THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD, PROPER AND SAFE MEANS OF FIRE EXIT SHALL BE PROVIDED FROM ALL ZONES OF THE BUILDING AT ALL TIMES TO THE APPROVAL OF THE AUTHORITIES HAVING JURISDICTION.
- ALL MATERIALS AND FINISHES WHICH ARE DAMAGED OR DISTURBED DURING THE PROGRESS OF ADDITIONS AND RECONSTRUCTION UNDER THE CONTRACT SHALL BE MADE GOOD.
- REMOVE AND PROPERLY DISPOSE OF ANY AND ALL EXISTING FLOOR FINISHES AND ADHESIVES AND MAKE GOOD EXISTING FLOOR SLAB AS REQUIRED TO ACCEPT NEW FINISHES AS SCHEDULED AND/OR SHOWN ON DRAWINGS.
- PROTECT EXISTING PERIMETER WINDOW BLINDS DURING CONSTRUCTION BY SUITABLE METHODS TO THE APPROVAL OF THE LANDLORD/TENANT COORDINATOR AND THOROUGHLY CLEAN BLINDS UPON COMPLETION OF WORK. IF NO PRACTICAL MEANS OF PROTECTION CAN BE FOUND, THE CONTRACTOR SHALL REMOVE THE EXISTING BLINDS AND STORE WHERE DIRECTED AND REINSTALL WHEN CONSTRUCTION IS COMPLETE.
- PROTECT PERIMETER UNIT VENTILATORS FROM DUST AND DAMAGES. CLEAN INDUCTION UNIT COVERS AND DIFFUSER GRILLES AFTER COMPLETION OF DEMOLITION WORK.

DEMOLITION PLAN NOTES:

- EXISTING ITEMS - PROTECT IN PLACE (SEE DESCRIPTION OF PROTECT IN PLACE BELOW) UNLESS NOTED AS REMOVED BY OTHERS:
- (E1) EXISTING CNC MILL
 - (E2) EXISTING MANUAL MILL
 - (E3) EXISTING MANUAL LATHE
 - (E4) EXISTING BENCH GRINDER
 - (E5) EXISTING DRILL PRESS
 - (E6) EXISTING WORK BOOTHS
 - (E7) EXISTING WELDING BOOTHS
 - (E8) EXISTING HAND SINK
 - (E9) EXISTING MILLWORK PROTECT IN PLACE
 - (E10) EXISTING EYEWASH STATION
 - (E11) EXISTING CAR LIFT
 - (E12) EXISTING SAW
 - (E13) FURNITURE, NON BOLTED TO BE REMOVED BY OTHERS PRIOR TO DEMOLITION
 - (E14) FURNITURE PROTECT IN PLACE OR STORE TO REINSTALL BY CONTRACTOR - ITEMS ARE TO RECEIVE NEW METAL CAPS
- (D1) REMOVE PLATE - FILL OPENINGS WITH NEW CONCRETE (8) LOCATIONS
 - (D2) REMOVE LOOSE EQUIPMENT - STORE IN SEACAN
 - (D3) PROTECT WALLS WITH 15MIL POLY SHEETING. PROTECT IN PLACE FIXED EQUIPMENT WITH WOOD FRAMES WITH 19mm PLYWOOD TOPS AND 10 MIL POLY SHEET COVERS
 - (D4) REMOVE LIGHTING
 - (D5) REMOVE ROOF FINISH, AND STRUCTURE SECTION BY SECTION, AND REROOF BUILDING TO BE WATERTIGHT AT ALL TIMES DURING ROOF REPLACEMENT SEE PHASING PLAN
 - (D6) 3/4" PLYWOOD PROTECTION TO FLOOR
 - (D7) REMOVE CEILING TILE. DRYWALL CEILING AND TBAR GRID TO REMAIN
 - (D8) REMOVE ACT AND TBAR GRID
 - (D9) REMOVE SERVICES TO AFFIXED TO ROOF
 - (D10) REMOVE FLOOR VENT AND PREP FOR CONCRETE FILL
 - (D11) TRENCH REQUIRED FOR NEW RECEPTACLES
 - (D12) GRIND OFF SEALERS/DENSIFIERS IN PREPARATION FOR NEW FLOORING
 - (D13) DEMOLISH MILLWORK
 - (D14) DEMOLISH DESK

GENERAL DEMOLITION NOTES

- APPLIES TO ALL AREAS:

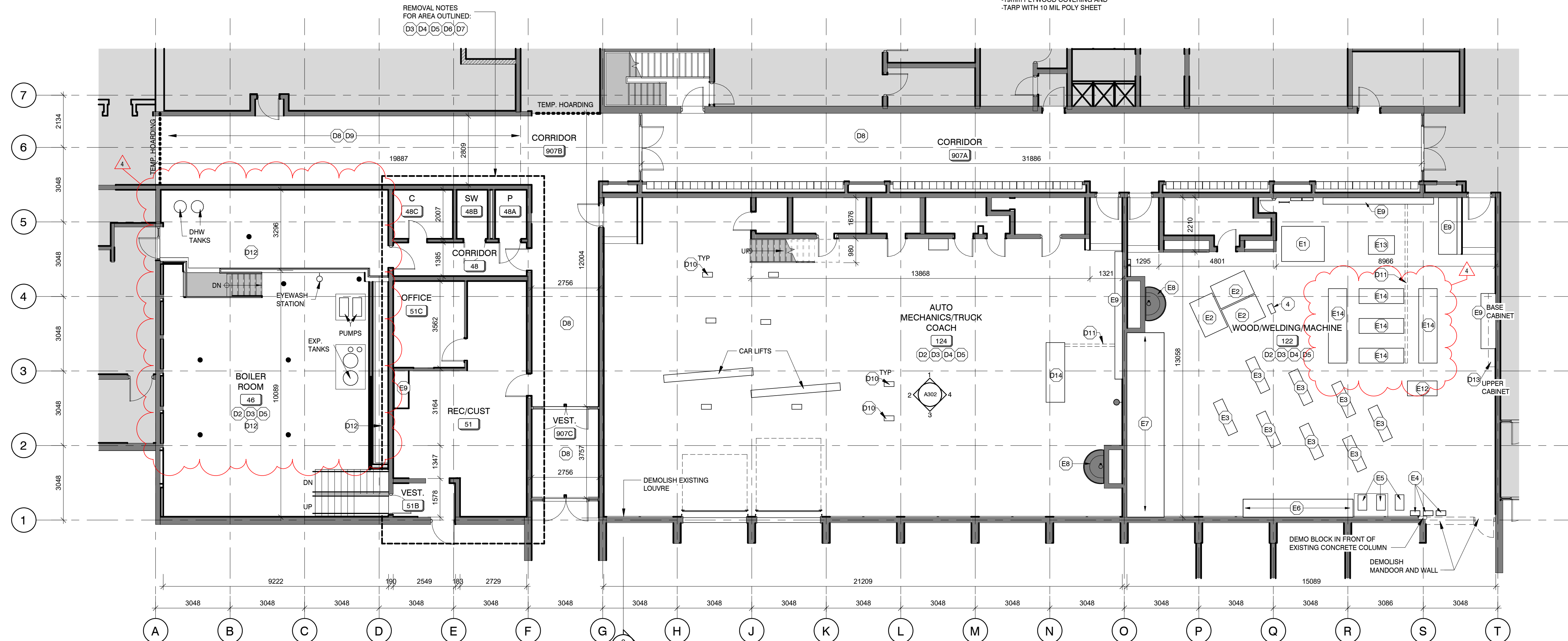
- ITEMS IDENTIFIED ON THESE VIEWS ARE IN ADDITION TO FLOORING REMOVALS, AND CEILING REMOVALS IDENTIFIED IN THE PLAN VIEWS.
- LOOSE PPE, HAND TOOLS, FURNITURE NOT AFFIXED TO THE FLOOR, TO BE REMOVED BY OTHERS
- ITEMS NOT LABELLED IN ELEVATIONS TO BE REMOVED BY OTHERS.
- PATCH AND REPAIR ALL HOLES IN WALLS.
- ROOF DEMOLITION - SEE ROOF PLAN.

PROTECT IN PLACE TO WALLS MEANS:

15 MIL POLY SHEET TAPED AND SEALED

PROTECT IN PLACE EQUIPMENT AND OTHER FIXED ITEMS IN ROOMS MEANS:

-WOOD FRAME WITH
-19mm PLYWOOD COVERING AND
-TARP WITH 10 MIL POLY SHEET



1 ENLARGED PARTIAL GROUND FLOOR PLAN - DEMOLITION
A200 1 : 100

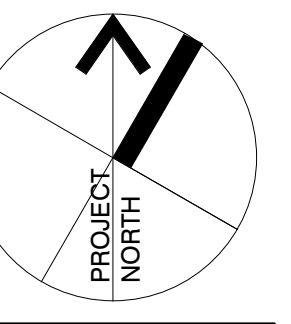
NO	DATE	ISSUE
4	02/04/26	ISSUED FOR ADDENDUM 03
3	27/02/26	ISSUED FOR TENDER
2	13/02/26	BUILDING PERMIT
1	12/01/25	SCHEMATIC DESIGN

**MARTIN
SIMMONS
SWEERS**

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

DO NOT SCALE THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE ARCHITECT / CONSULTANT BEFORE COMMENCING THE WORK.

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT / CONSULTANT AND ARE NOT TO BE QUOTED OR DISTRIBUTED WITHOUT CONSENT FROM THE ARCHITECT / CONSULTANT.



PROJECT
**SOUTHWOOD S.S.
RAAC PHASE 1**

30 SOUTHWOOD DR., CAMBRIDGE, ON

DRAWING

**GROUND FLOOR
DEMOLITION PLAN**

DRAWN BY **CM** CHECKED BY **GP**

DATE **FEBRUARY 27, 2026**

SCALE **As indicated** DRAWING NO **A200**

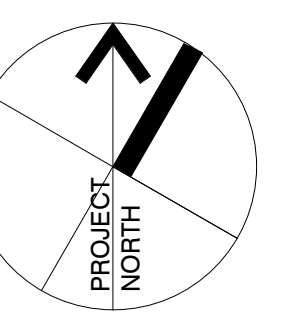
PROJECT NO **25046**

3	02/04/26	ISSUED FOR ADDENDUM 03
2	27/02/26	ISSUED FOR TENDER
1	13/02/26	BUILDING PERMIT
№	DATE	ISSUE

**MARTIN
SIMMONS
SWEERS**

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PROJECT
**SOUTHWOOD S.S.
RAAC PHASE 1**

30 SOUTHWOOD DR., CAMBRIDGE, ON

DRAWING
**GROUND FLOOR
RENOVATION PLAN**

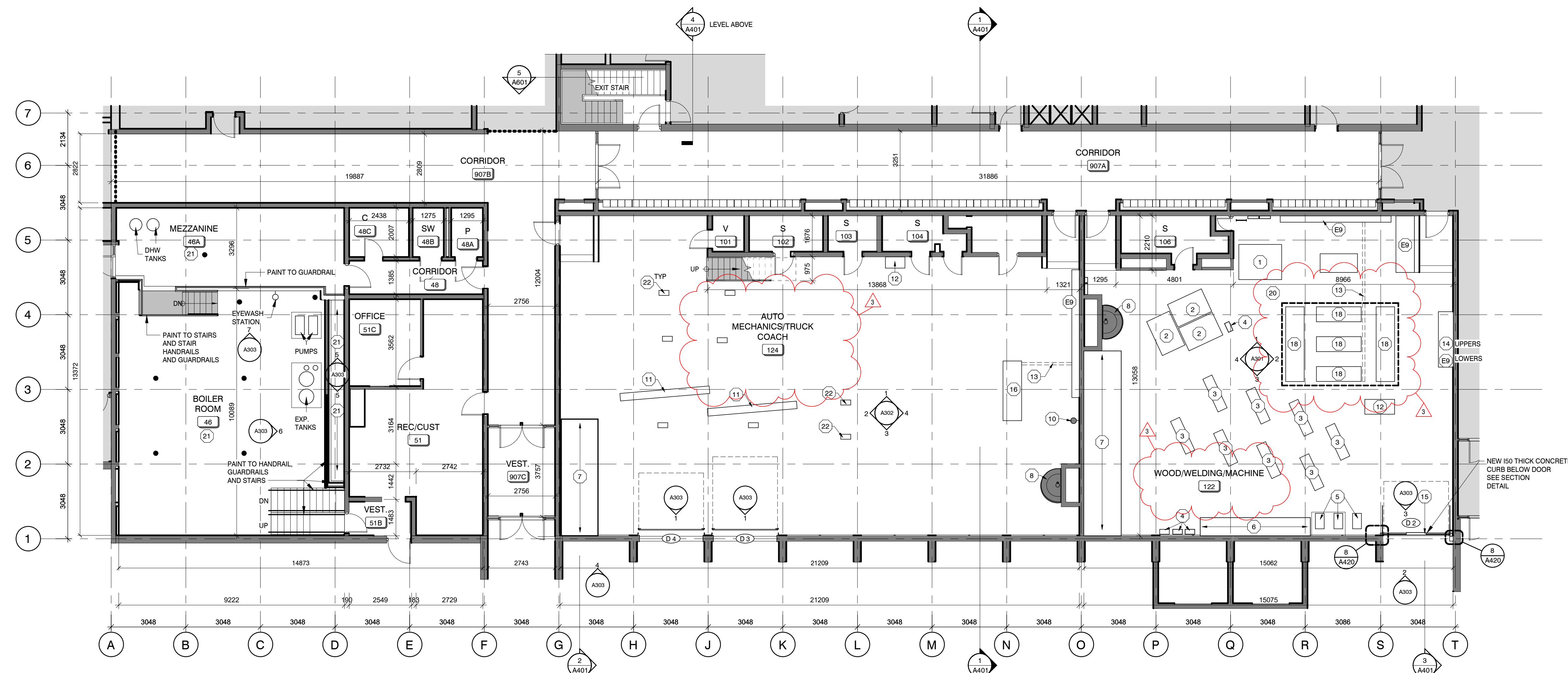
DRAWN BY: **CM** CHECKED BY: **GP**

DATE: **FEBRUARY 27, 2026**

SCALE: **As indicated** DRAWING №: **A201**

PROJECT №: **25046**

- FLOOR PLAN NOTES:**
- 1 EXISTING CNC MILL
 - 2 EXISTING MANUAL MILL
 - 3 EXISTING MANUAL LATHE
 - 4 EXISTING BENCH GRINDER
 - 5 EXISTING DRILL PRESS
 - 6 EXISTING WORK BOOTHS
 - 7 EXISTING WELDING BOOTHS
 - 8 EXISTING WATER FOUNTAIN
 - 9 EXISTING MILLWORK PROTECT IN PLACE
 - 10 EXISTING EYEWASH STATION
 - 11 EXISTING CAR LIFT
 - 12 EXISTING SAW
 - 13 PATCH CONCRETE WHERE POWER WAS TRENCHED IN
 - 14 NEW MILLWORK - SEE PG. A640
 - 15 NEW INSULATED OVERHEAD DOOR
 - 16 NEW FURNITURE BY ALLOWANCE - BOLT TO FLOOR
 - 17 REMOVE PLATE - FILL OPENINGS WITH NEW CONCRETE (B) LOCATIONS
 - 18 NEW METAL CAPS FOR DESKS SEE PG. A640
 - 19 NEW METAL TOPS TO BE INSTALLED ON STUDENT WORK BENCH
 - 20 NEW STOOLS, 20 REQUIRED IN OUTLINED AREA
 - 21 NEW CONCRETE SKIM COAT TO FLOOR FOR RESINOUS FLOORING APPLICATION
 - 22 NEW CONCRETE PATCH TO OLD FLOOR VENT REMOVED - APPROX. 200 X 400, DEPTH TO SUIT



1 ENLARGED PARTIAL GROUND FLOOR PLAN - NEW WORK
 A201 1:100

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 cash allowances to address the cost of the following items:

1	Designated Substance Removal. (Additional removal not already identified in the ACM Summary report)	\$5,000.00
2	Independent Testing & Inspection (soil, concrete, mortar, structural steel, air barrier, paving, painting) (As directed by the Consultant)	\$5,000.00
3	Window coverings (Additional window coverings not addressed elsewhere in the specification)	\$5,000.00
4	Data / Security / PA	\$20,000.00
5	Aluminum Ramp	\$6,000.00
6	Storage 20' Containers	\$15,000.00
7	Power door operators and Barrier Free Ramp (not shown on drawings)	\$60,000.00
8	Furniture	\$40,000.00
9	Remedial work (work not included in the contract in the areas of painting, acoustic ceilings or flooring)	\$10,000.00
10	Barrier free washroom and two wheelchair lifts	\$340,000.00
Total of All Allowances:		\$506,000.00

END OF SECTION

01 31 00 – Project Managing And Coordination

1.0 GENERAL

1.1. RELATED SECTIONS

- .1 Section 01 32 00 - Construction Progress Documentation.
- .2 Section 01 33 00 - Submittal Procedures.
- .3 Section 01 53 00 – Temporary Construction Facilities
- .4 Section 01 61 00 – Product Requirements
- .5 Section 01 78 00 – Closeout Submittals and Requirements
- .6 This section describes requirements applicable to all Sections within Divisions 02 to 49.

1.2. PROJECT COORDINATION

- .1 Perform coordination of progress schedules, submittals, use of site, temporary utilities, construction facilities and construction Work, with progress of Work of other contractors, under instructions of the Consultant.
- .2 The Contractor shall have total control of the Work and shall effectively direct and supervise the Work so as to ensure conformity with the Contract Documents and within the Contract Time.
- .3 The Contractor shall be solely responsible for the construction means, methods, sequences, and procedures and for coordinating parts of the Work under the contract.
- .4 Coordinate progress of the Work, progress schedules, submittals, use of site, temporary utilities, construction facilities, safety regulations and fire protection, as per authorities having jurisdiction codes.
- .5 The Consultant has the authority to stop the Work:
 - .1 whenever they observe or are made aware of unsafe conditions.
 - .2 whenever it is deemed necessary to protect the interests of the Board,
 - .3 whenever materials or workmanship are in contravention to the Contract Documents.

1.3. SITE SUPERVISOR AND PROJECT MANAGER

- .1 If requested, the Contractor shall provide the Consultant, in writing, the name of the Project Manager and Site Supervisor, and proof of competent experience in similar projects.
- .2 Performance of the Contractors Project Manager and Site Supervisor

- .1 If the Board and or the Consultant become concerned with any of: Site Safety, Project Schedule, or general compliance with the tender documents due to the performance of the Site Supervisor or Project Manager, the Consultant and or the Board will identify the concerns in writing to the Contractor.
 - .2 The Contractor shall respond in writing to the Board and Consultant with a corrective action for each item within 24 hours.
 - .3 If it is found that any of the corrections are not immediately implemented, the Consultant and the Board shall meet with the General Contractor to review the credentials including curriculum vitae and comparable experience of a replacement Site Supervisor and or Project Manager proposed by that Contractor.
 - .4 All outstanding concerns initiating the replacement of the personnel will be immediately addressed to the satisfaction of the Consultant and the Board.
- .3 If the Board and or the Consultant become concerned with site safety, project schedule or general compliance with the tender documents due to the performance of the Site Supervisor or the Project Manager, the Consultant or the Board will issue the concerns in writing to the Contractor. The Contractor shall respond in writing within 24 hours to the Consultant and the Board. If any of the corrections are not immediately implemented, the Consultant or the Board will schedule a meeting with the Consultant, General Contractor and the Board. At this meeting the Contractor will introduce the new Project Manager, and or Site Supervisor and present the Curriculum Vitae for each showing proof of comparable experience in similar projects. The Contractor will then address the outstanding concerns to the satisfaction of the Consultant and the Board.
- .4 The Project Manager, and/or Site Supervisor shall not be replaced by the Contractor without prior written approval from the Board and the Consultant.

1.4. PERMITS

- .1 **The Board will obtain & pay for all building permits, but the Contractor is responsible for all other permits, including electrical inspection and fire alarm verification.**

1.5. CONSTRUCTION DOCUMENTS

- .1 The Consultant will provide the Contractor with PDF copies of both the drawings and the specification and CAD format files of the drawings at no charge to the Contractor. All printing will be at the cost of the Contractor including the AS-BUILT documents.

1.6. PRE-CONSTRUCTION MEETING

- .1 Immediately prior to construction and upon notification by the Consultant of a time and date, the Contractor shall attend the preconstruction meeting at a location as determined by the Consultant, along with authoritative representatives of certain key subcontractors as specifically indicated in the conference notice. Agenda to include following:
 - .1 Appointment of official representative of participants in Work.
 - .2 Project communications procedures
 - .3 Schedule of Work, progress scheduling (including long lead items, cash allowance items) as specified in Section 01 32 00.
 - .4 Schedule of submission of shop drawings, samples, colour chips as specified in Section 01 33 00.
 - .5 Requirements for temporary facilities, washrooms, refuse bin, site sign, offices, storage sheds, utilities, fences as specified in Section 01 53 00.
 - .6 Delivery schedule of specified equipment as specified in Section 01 61 00.
 - .7 Proposed changes, change orders, procedures, approvals required, mark-up percentages permitted, time extensions, overtime, and administrative requirements.
 - .8 Owner furnished products.
 - .9 Record drawings as specified in Section 01 78 00.
 - .10 Maintenance material and data as specified in Section 01 78 00.
 - .11 Take-over procedures, acceptance, and warranties as specified in Section 01 78 00.
 - .12 Monthly progress claims, administrative procedures, photographs, and holdbacks.
 - .13 Appointment of inspection and testing agencies
 - .14 Insurances and transcript of policies.
 - .15 Review Vendor Performance Evaluation for the Contractor and Subcontractors
 - .16 Hot Work Permit Process
 - .17 Security Access, Fire Alarm shutdown procedures
 - .18 Any other items as required by the owner, contractor, or Consultant.

1.7. ON-SITE DOCUMENTS

- .1 Maintain at job site at all times, one copy (written or digital) each of the following:
 - .1 Complete set of Contract drawings.
 - .2 Specifications.
 - .3 All Addenda.

- .4 Site Instructions and Sketches
- .5 Reviewed shop drawings and samples.
- .6 Change Orders and Contemplated Change Orders.
- .7 Other modifications to Contract.
- .8 Site Instructions
- .9 Colour schedule
- .10 Hardware List
- .11 Field test reports.
- .12 Copy of approved Work schedule.
- .13 Manufacturers' installation and application instructions.
- .14 Progress reports and meeting minutes.
- .15 Approved building permit documents.
- .16 Copy of current Ontario Building Code and National Building Code.
- .17 CSA Standard, CGSB Specifications. ASTM Documents and other standards referenced to in the specifications.
- .18 Labour conditions and wage schedules.
- .19 Applicable current editions of municipal regulations and by-laws. Current building codes, complete with addenda bulletins applicable to the Place of the Work.

1.8. SCHEDULES

- .1 Within three weeks following the award of the Contract, submit a detailed, trade by trade progress schedule for the work in a bar chart form acceptable to the Consultant.
- .2 Submit preliminary construction progress schedule as specified in Section 01 32 00 to Consultant coordinated with Consultant's project schedule.
- .3 After review, revise and resubmit schedule to comply with revised project schedule.
- .4 During progress of Work revise and resubmit as directed by the Consultant.
- .5 Provide schedule updates every month with request for Payment, for duration of Contract.

1.9. CONSTRUCTION PROGRESS MEETINGS

- .1 Prior to the commencement of the Work, the Contractor together with the Consultant shall mutually agree to a sequence for holding regular "on site meetings".
- .2 The Contractor will organize site meetings. Ensure persons, whose presence is required, are present and relative information is available to allow meetings to be conducted efficiently.

- .3 Contractor, major subcontractors and consultants involved in Work are to be in attendance.
- .4 Post and forward copies of progress schedules for advice of Subcontractors, Owner and Consultant.
- .5 Notify parties minimum five (5) days prior to meetings.
- .6 Record minutes of meetings and circulate to attending parties and affected parties not in attendance within two (2) days after meeting.
- .7 Agenda to include following:
 - .1 Review, approval of minutes of previous meeting.
 - .2 Review of Work progress since previous meeting.
 - .3 Field observations, problems, conflicts.
 - .4 Problems which impede construction schedule.
 - .5 Review of off-site fabrication delivery schedules.
 - .6 Corrective measures and procedures to regain projected schedule.
 - .7 Revision to construction schedule.
 - .8 Progress schedule, during succeeding work period.
 - .9 Review submittal schedules: expedite as required.
 - .10 Maintenance of quality standards.
 - .11 Review proposed changes for effect on construction schedule and on completion date.
 - .12 Review site security issues.
 - .13 Other business.
- .8 Schedule additional meetings, to expedite progress, should work require it.
- .9 Keep Owner and Consultant informed of progress, of delays and potential delays during all stages of Work. Do everything possible to meet progress schedule
- .10 Schedule and administer pre-installation meetings when specified in sections and when required to coordinate related or affected Work.

1.10. SUBMITTALS

- .1 Prepare and issue submittals to Consultant for review.
- .2 Submit preliminary Shop Drawings, product data and samples for review for compliance with Contract Documents; for field dimensions and clearances, for relation to available space, and for relation to Work of other contracts. After review, revise and resubmit for transmittal to Consultant.
- .3 Submit requests for payment for review, and for transmittal to Consultant.
- .4 Submit requests for interpretation of Contract Documents, and obtain instructions through Consultant.

- .5 Process substitutions through Consultant.
- .6 Process change orders through Consultant.
- .7 Deliver closeout submittals for review and preliminary inspections, for transmittal to Consultant.

1.11. RECORD (AS-BUILT) DOCUMENTS AND SAMPLES

- .1 Procedures for record as-built documents and samples as specified in Section 01 78 00.
- .2 Keep as-built documents and samples available for inspection by the Consultant.

1.12. CLOSEOUT PROCEDURES

- .1 Take-over procedures, acceptance, and warranties as specified Section 01 78 00
- .2 Notify Consultant and Board when Work is considered ready for Substantial Performance.
- .3 Accompany Consultant and Board on preliminary inspection to determine items listed for completion or correction.
- .4 Comply with Consultant's instructions for correction of items of Work listed in executed certificate of Substantial Performance.
- .5 Notify Consultant of instructions for completion of items of Work determined in Consultant's final inspection.

END OF SECTION

March 31, 2026

Client: Martin Simmons Sweers Architects
200-113 Breithaupt Street
Kitchener, ON N2H 5G9

RE: Southwood Secondary School
RAAC Replacement Phase 1
Cambridge, ON

Job #: 25401

Attn: Cathy MacLellan, B.Tech., LEED AP, Job Captain/
Greg Piccini, BES, B.Arch, OAA, Architect AIBC, MIRAIC, CPHD, Studio Director

ADDENDUM 01

MECHANICAL

Item 1

1.0 Contractor Questions

.1 Question 1:

A cash allowance is mentioned for the TAB contractor in division 23 07 11. There is no item listed in 01 21 00 for TAB. Please add a cash allowance for this item.

Answer 1:

No cash allowance for TAB contractor, TAB contractor shall be performed by an independent contractor engaged by mechanical contractor and shall be included in the mechanical contractor's contract price. Remove item 1.1.1 from specification section 23 07 11 'Testing, Adjusting, and Balancing (TAB) of HVAC Systems.

.2 Question 2:

Section 23 11 25 part 1.1.2 states that the mechanical contractor is to price the inspection of the gas piping of the building. Is there any way we can get an idea of how much gas piping and gas appliances are involved in this scope of work?

Answer 2:

Inspection of existing natural gas piping is not required. Specification section 23 11 25 'Natural Gas Piping Inspection and Testing' to be removed in its entirety.

ELECTRICAL

Item 1

1.0 No electrical content.

Scott Vallier
Senior Mechanical Designer
25401 Addendum 01 (M-Q&As) Mar 31 26
sv/ma