



Addendum # 2

Bid Opportunity: 26-7904-RFT - Old Riverside Public
School Demolition of Structure

Closing Date: Thursday, October 8, 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If you have already submitted a Bid / Proposal, it will be automatically withdrawn as a result of this addendum.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:

Please verify the need for new sod and topsoil and provide their specs (if required).

Answer 1: Refer to the attached '*Sod Installation and Establishment Notes/Specifications*'.

Question 2:

Please elucidate and outline the intended plan for removing or protecting existing trees around the demolition area (if in the base bid).

Answer 2: A \$12,000 cash allowance is to be included for tree protection.

Question 3:

Please confirm that the abatement treatment to be included in the base bid, and a third-party HSE professional certificate is mandatory.

Answer 3: Abatement is to be included in the tender bid and completed by a certified asbestos subcontractor. The abatement subcontractor shall provide proof of current Asbestos Abatement Supervisor (AAS) and Asbestos Abatement Worker (AAW) certifications for all personnel involved in the work and abide by WRDSB's Protocol for Asbestos Abatement in WRDSB Buildings.

Question 4:

1. The EXP report identifies approximately 20,000 ft² of asbestos-containing concrete block filler, while the ONWARD report identifies specific confirmed locations.

Please confirm the quantity to be included in the base bid. Also, please confirm whether demolition and removal of the complete CMU wall assemblies under Type 3 procedures is acceptable, or whether the asbestos-containing coating must be removed separately using grinding or other abrasive methods.

Answer 4: Rely on the ONWARD report for the delineated area of asbestos-containing concrete block filler, approximately 9,120 square feet of wall surface. Abatement, demolition, and/or removal of the asbestos-containing CMU wall assembly shall be conducted in accordance with Ontario Regulation 278/05 - Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations (Type 3 operations and/or Type 2 operation - grinding or other abrasive methods with a HEPA attachment).

Question 5:

2. The EXP report indicates that construction completed after 1987 was excluded from the assessment. Please confirm whether a complete pre-demolition designated substances survey has been completed for the 1995 Port-A-Pak addition and, if available, provide the applicable documentation.

Please also confirm how previously concealed or unidentified hazardous materials discovered during demolition will be addressed contractually.

Answer 5: There is no Designated Substance Survey available for the Port-a-pack. No abatement will be required in the Port-a-pack.

Question 6:

Section 00 21 15 specifies new sod, while the Post-Demolition Grading Plan identifies areas of topsoil and seed.

Please confirm the required final surface treatment, topsoil thickness, acceptable backfill material, compaction requirements, and responsibility for compaction testing.

Answer 6: Landscape restoration is to be new sod. Refer to the attached '*Sod Installation and Establishment Notes/Specifications*'.

There is no compaction testing required.

Question 7:

Please confirm the required termination points and responsibility for utility-company and municipal fees associated with water, sanitary, storm, hydro, natural gas, and communication services.

Answer 7: As shown on the civil drawings, termination points are at City property, except for the water services. The water services are to be capped at the main.

Arrangement for shut-off and disconnect of all utilities will be carried out by Owner. The removal and capping of water, sanitary and storm services shall be completed by the General Contractor.

Question 8:

Based on our experience with the demolition of schools in the Waterloo Region, several schools were constructed using Siporex roof panels. Please confirm what materials were used for the roof construction on this project, including whether Siporex panels are present.

Answer 8: Siporex panels are not present. Existing building is a wood frame structure.

Question 9:

The drawings require the water services to be capped at the main; however, no details are provided regarding the pipe depth, material, or diameter. Please reconsider this requirement and allow the water services to be capped at the property line, where the existing services can be properly identified and accessed.

Answer 9: The water services are 25mm and 150mm, per the drawings. Services are PVC. See attached Plan and Profile of William Street for depth information.

The water services are to be capped at the main, per the drawings.

Question 10:

Please confirm the School Board's requirements regarding air sampling. Where the building is being completely demolished and there is no access to the building during demolition, asbestos workers are properly trained and equipped with the required PPE, and the work is conducted in accordance with applicable Ontario asbestos regulations, please clarify whether air sampling is required.

Answer 10: Pre and post inspections of the abatement enclosure along with air clearance will be required if the asbestos-containing block filler is removed as a Type 3 operation.

Question 11:

Please confirm whether the School Board would consider replacing sod placement with hydroseeding. Based on our experience, hydroseeding is a significantly more cost-effective and sustainable option.

Answer 11: Refer to response to Question 6.

Question 12:

Please confirm whether Road Access, Occupancy Permits, Traffic Control, and Road Restoration are to be included in the Base Bid.

Answer 12: These are all to be included in the base bid.

Question 13:

As this is not new construction, and there should really be nothing remaining that requires maintenance or warranty, please confirm that any warranty HB deduction and deferred payment of same, beyond the legislative 10% HB, will be waived on this project.

Answer 13: Other than the 10% lien holdback, there is to be a 2% deficiency holdback, as per the specifications.

Question 14:

The Asbestos Report is hard to determine what needs to be removed per room as the room labels in the report do not match the room number labels on the drawings. Can this be made into an allowance?

Answer 14: Refer to updated architectural plan AD-110 attached which includes the room numbers that are indicated in the Asbestos report. Abatement work is to be included in the base bid.

Tender Closing:

The Tender Closing date has been extended to Thursday, October 8th at 2pm.

ATTACHMENTS:

Sod Installation and Establishment Notes/Specifications

Architectural Drawings AD-110 '*Floor Plan – Demolition*'

Civil Drawing 3 '*William Street Plan and Profile*'

END OF ADDENDUM 02

Sod Installation and Establishment Notes/Specifications

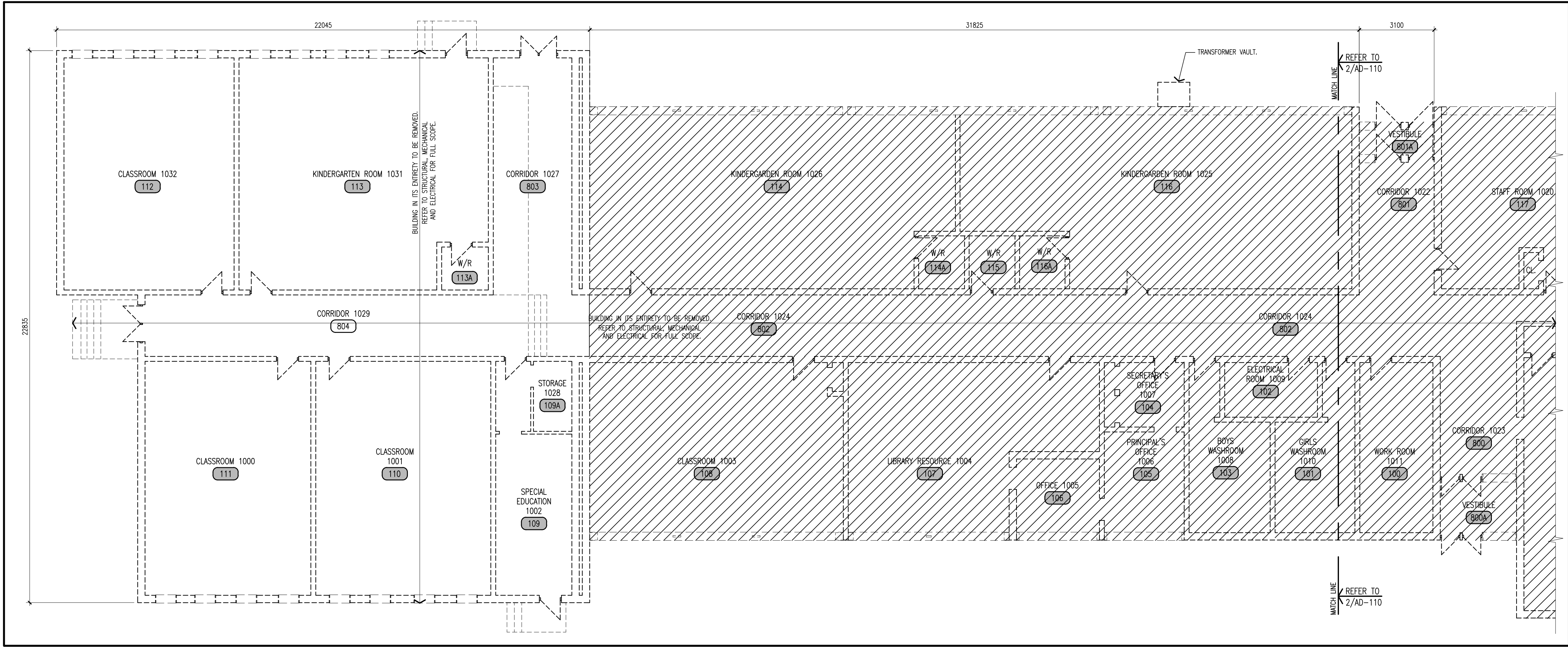
1. Sod shall be a No. 3 Commercial Grade Turfgrass Nursery Sod, Kentucky Bluegrass/Fine Fescue according to the Classifications and Use of Turfgrass Sod for Ontario.
2. Sod shall be seeded and established in nursery sod fields as a turfgrass sod.
 - 2.1. Sod shall be uniform in texture, and in good healthy condition with no sign of decay.
 - 2.2. There shall be no more than 5 broadleaf weeds per 40 m² of sod and up to 20% non-specified grass seed.
 - 2.3. Sod shall be of sufficient density that no surface soil is visible. The grass height shall be 30 mm minimum and 70 mm maximum.
3. The soil portion of the sod shall be a good mineral type soil with a thickness of 10 mm minimum and 15 mm maximum.
4. Each sod piece shall be well permeated with roots. Individual sod pieces shall be in such condition so that each may be lifted, rolled, transported, and placed without breaking or tearing and without loss of soil under normal handling conditions.
5. Sod shall contain sufficient moisture to maintain its vitality during transportation and placement.
6. Topsoil shall be loose, friable, fertile loamy material that is free from subsoil, weeds, roots, vegetation and other deleterious material greater than 25mm diameter in the greatest dimension. The topsoil shall also be certified by an OMAFRA Accredited Soil Testing Laboratory in Ontario to meet the following requirements:
 - 6.1. The cost to amend existing on-site topsoil to be reused shall be paid for by the Owner.
 - 6.2. The cost to amend imported topsoil supplied by the Contractor to meet Agronomist written recommendations shall be paid for by the Contractor
7. Water shall not have contaminants or impurities that would adversely affect the germination and growth of vegetation.
8. Sod shall not be separated from its mineral soil base and not damaged during transportation, handling, and placement.
9. Surface litter and debris shall be removed immediately prior to topsoil or sod placement.
10. Topsoil or sod shall not be placed when in a frozen condition, under adverse field conditions such as high wind, frozen soil or soil covered with snow, ice, or standing water.

Sod Installation and Establishment Notes/Specifications (Cont'd)

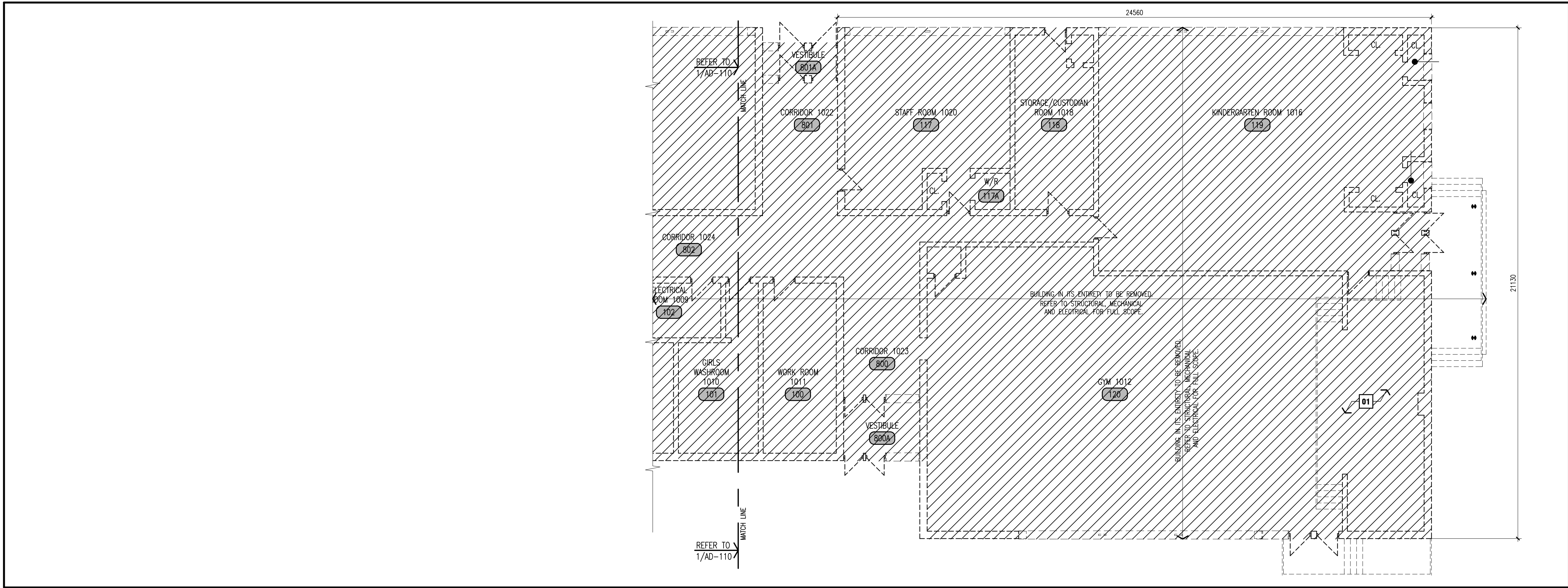
11. Topsoil shall be placed, spread and leveled as required to match grades as indicated in the grading drawings prepared by the Project Civil Engineer and to allow for positive drainage away from pathways and structures.
12. Minimum consistent depth for topsoil in areas to be sodded after settlement shall be 200mm deep,
13. At the time of sodding, all surface areas designated for sodding shall be free of erosion and shall have a fine graded uniform surface. The surface shall be uniformly cultivated to a minimum depth of 50 mm and shall not have surface materials greater than 25 mm in size, such as stones and clods and weeds or other unwanted vegetation.
14. Sod shall be placed in locations and as specified in the landscape drawings.
 - 14.1. Voids shall not be left between the soil portion of the sod and the underlying ground surface.
 - 14.2. Sod shall be securely placed lengthwise across the face of slopes and parallel to the centreline of ditches.
 - 14.3. End joints of adjacent sod pieces shall be staggered.
 - 14.4. The edges of adjacent sod pieces shall be placed tightly against one another without overlapping.
 - 14.5. Sod shall be countersunk to existing grade level at all edges.
 - 14.6. Butt joints will be used where new sod blends with existing grass; lap joints will not be permitted.
 - 14.7. Joints shall be tamped to a uniform surface.
 - 14.8. Where required, sod should be staked to the grade to avoid movement.
15. Sod shall be maintained by the Contractor as part of base price during the establishment period (30 Days) following completion of placement. During this period, the placed sod shall be kept healthy, actively growing, and green in colour. This requirement shall be suspended during the winter dormant period defined as November 15 to April 15 inclusive. During the establishment period the Contractor will:
 - 15.1. Install temporary barriers or signage to be maintained where required to protect newly established sod.
 - 15.2. Water to maintain soil moisture conditions for optimum establishment, growth health of plant material without causing erosion. In a typical loam soil, optimum soil moisture in planting beds at root depth is 65% of field capacity.
 - 15.3. Mow to a height of 60mm (2.5") when turf reaches height of 80mm (3") at least twice during the establishment period.

Sod Installation and Establishment Notes/Specifications (Cont'd)

- 15.4. If required to control insects, fungus and disease, use appropriate control methods in accordance with Federal, Provincial and Municipal regulations. Obtain product approval from Consultant prior to application.
- 15.5. Control outbreaks of perennial weeds and annual weeds by mechanical or chemical means utilizing acceptable integrated pest management practices to meet acceptance/success targets.
- 15.4. If chemical means are used, comply with all municipal, provincial, and federal legislation and regulations.



1 PARTIAL FLOOR PLAN
DEMOLITION
scale: 1:100



2 PARTIAL FLOOR PLAN
DEMOLITION
scale: 1:100

DISCLAIMER

EXISTING BUILDING INFORMATION IS BASED ON DRAWINGS FROM WATERLOO CATHOLIC DISTRICT SCHOOL BOARD, DATED: FEBRUARY 1962

AND

EXISTING PORT-A-PAK INFORMATION IS BASED ON DRAWINGS FROM WATERLOO CATHOLIC DISTRICT SCHOOL BOARD, DATED: APRIL 1995

GENERAL NOTES

- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. REPORT ANY ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING PRIOR TO COMMENCING WITH THE WORK. PRINTS ARE NOT TO BE SCALED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL, CIVIL, MECHANICAL & ELECTRICAL DRAWINGS FOR A COMPLETE SCOPE OF WORK. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL DEMOLITION REQUIRED BY OTHER TRADES IS PRICED & COORDINATED ACCORDINGLY.
- ALL CONSTRUCTION MATERIALS TO BE REMOVED WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISPOSE OF AT AN APPROVED DISPOSAL FACILITY, UNLESS OTHERWISE NOTED.

NOTE 1

THESE DRAWINGS ARE PREPARED WITH THE USE OF LINE TYPES, HATCH PATTERNS, COLOURS, AND NUMERICALLY DESIGNATED NOTES. COLLECTIVELY THESE REPRESENT THE FULL SCOPE OF WORK, WITH THE INTENT TO PROVIDE CLARITY. NOT ALL ITEMS MAY BE INDIVIDUALLY NOTED. IF ANYTHING IS AMBIGUOUS THE GENERAL CONTRACTOR IS TO ASK FOR CLARIFICATION AT THE TIME OF TENDER. FAILURE TO DO SO WILL LEAVE THE INTERPRETATION OF THE DRAWINGS TO THE ARCHITECT. THIS NOTE APPLIES TO ALL DRAWINGS.

NOTE 2

THIS DRAWING CONTAINS THE USE OF COLOUR TO BETTER ILLUSTRATE AND DESCRIBE THE INTENT OF THE DRAWING BY HIGHLIGHTING LINE TYPES, HATCH PATTERNS, TEXT, DIMENSIONS, OR TONES. IT IS MANDATORY THAT THIS DRAWING BE PRINTED IN COLOUR FOR ITS USE. FAILURE TO DO SO WILL NOT RESULT IN ANY COMPENSATION FOR COSTS OR TIME LOST BY THE GC OR HIS/HER SUBTRADE DUE TO OMISSIONS, ERRORS, OR MISUNDERSTANDING OF THE FULL SCOPE OF THE WORK.

DRAWING NOTES

- 01** EXISTING STAGE TO BE REMOVED.
- 02** RESERVED.
- 03** RESERVED.

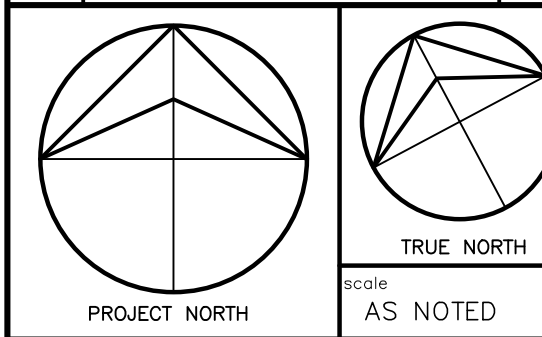
LEGEND

- EXISTING TO BE REMOVED.
- ASPHALT & CONCRETE REMOVALS
- EXISTING DOOR & FRAME TO BE REMOVED.
- ROOM NAME 101 EXISTING ROOM NAME & NUMBER.
- AREAS WITH ASBESTOS CONTAINING MATERIAL. REFER TO ASBESTOS ASSESSMENT REPORT & PRE-DEMOLITION DESIGNATED SUBSTANCE SURVEY FOR DETAILS.



NOTE:
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No.	REVISIONS	date
02	ISSUED FOR ADDENDUM 02	2026.09.03
01	ISSUED FOR PERMIT & TENDER	2026.08.06



	drawn	VA
	last worked on by	2026.09.02 RB
	checked	BRJ
	print date	2026.09.02



client
WATERLOO REGION DISTRICT SCHOOL BOARD
51 ARDELT AVE KITCHENER ONTARIO
project
FORMER RIVERSIDE PUBLIC SCHOOL
14A WILLIAM ST ELMIRA ONTARIO

drawing title	
FLOOR PLAN — DEMOLITION	
reference	
project no. 26—020	client reference number
sheet no.	
AD11001	

