

ADDENDUM # 1

Solicitation Name: Shanty Bay Replacement Elementary School

Solicitation No.: 2025-12722T

Date of Issue: October 10, 2025

Closing Date: October 24, 2025

Please note that the closing date has been changed to October 24, 2025 at 1:30pm EST.

Please see the attached Addendum.

This addendum forms part of the bid documents and is to be read, interpreted and coordinated with all other parts.

Brian Torrie
Purchasing Supervisor
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**Project: SHANTY BAY PUBLIC SCHOOL
SIMCOE COUNTY DISTRICT SCHOOL BOARD**

**Architect: McKnight Charron Limited Architects
48 Alliance Blvd. Unit #110, Barrie, On L4M 5K3
Telephone: 705-722-6739**

The following additional instructions and amendments shall apply to and govern the Tender Documents. It shall be the responsibility of the Contractor to ensure that all subtrades affected include the pertinent changes in this addendum in their work.

**NOTE: THE FOLLOWING DOCUMENT CONTAINS ARCHITECTURAL ADDENDUM #1,
WITH ALL AVAILABLE DRAWINGS FOR EXISTING SCHOOL BUILDING AND SITE
CONDITIONS.**

1 Reference Specification Section 00 01 01 Instruction to Bidders

- .1 The lists of General Contractors and Demolition Contractors qualified to bid this project are attached per the attendance sheet from the mandatory site visit.
- .2 Revise item 1.2.1(e) to read, Bids must be submitted online through the Portal BEFORE 1:30:00 PM Local Time on **Friday, October 24, 2025** (the "**Submission Deadline**")

2 Reference Specification Section 01 20 00 Cash Allowances

- .1 Refer to attached revised Section 01 20 00 Cash Allowances. Amount of Cash Allowance remains the same.

3 Reference Specification 00 30 00 Existing Conditions.

- .1 Section 00 30 00 Existing Conditions has been added to the list documents being included with Architectural, Structural, Mechanical and Electrical scope of work.
- .2 Item 1.4 is a list of available drawings pertaining to existing building and site construction.

End of Addendum #1

GENERAL CONTRACTORS

Name 2025-12722T - Shanty Bay Replacement Elementary School
Status Open
Address 1871 Ridge Road West, Shanty Bay, Ontario L9S 3T7

NO	FIRM NAME	TELEPHONE NUMBER	REPRESENTATIVE PRINT NAME	REPRESENTATIVE SIGNATURE
1	Aquicon Construction Co. Ltd.	416-458-1313	Denish Zalavadiya	Denish
2	Chandos Construction Ltd.	647-884-3731	Hamid Abaeian	Hamid
3	Deciantis Construction Ltd.	905-884-5131	RAJESH KUMAN	Raj
4	Devlan Construction Ltd.			
5	Garritano Bros. Ltd.	905-576-8642	SIMON GARBITANO	Simon Garritano
6	Percon Construction Inc.	416-475-1217	Petrit Mebelli	Petrit
7	Remo General Contracting Ltd.	416-678-3258	TONY RUFFOLO	T. Ruffolo
8	Rutherford Contracting Ltd.	416-456-2114	Trinath Naguboina	Trinath

DEMOLITION CONTRACTORS

Name 2025-12722T - Shanty Bay Replacement Elementary School
Status Open
Address 1871 Ridge Road West, Shanty Bay, Ontario L9S 3T7

NO	FIRM NAME	TELEPHONE NUMBER	REPRESENTATIVE PRINT NAME	REPRESENTATIVE SIGNATURE
1	Green Infrastructure Partners Inc.			
2	Delsan-AIM Environmental Services Inc.	(437) 419-1549	JAVIER MOREIRA	Javier Moreira
3	Rafat General Contractors Inc.			
4	Salandria Ltd.	905 707 6568	VINCE MORGAN	Vince Morgan

PART 1 - GENERAL

1.1 General

- .1 Include in the Stipulated Price a cash allowance in the amount of **\$320,000.00** (Three hundred and Twenty thousand dollars, zero cents) for work specified in this Section.
- .2 Expend cash allowance only as directed by Consultant. All benefits from unexpended portions of allowance shall revert to the Owner.
- .3 Include in each expenditure from cash allowance applicable taxes as specified in the General Conditions of the Contract.
- .4 Progress payments for work and material authorized under cash allowance will be made in accordance with contract terms of payment.
- .5 Invoices will be required to verify expenditures.
- .6 Changes in the dollar amount of cash allowance will be made by Change Order.
- .7 Contract sum shall include Contractor's overhead and profit for all cash allowance work.
- .8 All allowances are to be CARRIED BY THE GENERAL CONTRACTOR. Allowances called out in Div. 15 or 16 specifications are for information to the trade only.
- .9 Trades engaged to perform cash allowance work may be appointed by the Owner. All trades performing work under cash allowance are required to perform their work as a subcontractor to the General Contractor.
- .10 The Contract Price, and not the Cash Allowance, includes the Contractor's profit in connection with such cash allowance.
- .11 Note that the items listed in this section are for coordination information only and does not limit the SCDSB to what the cash allowance can be used for.

1.2 Items of Work Under Cash Allowance

- .1 Exterior and Building Signage
 - .1 To include supply and installation of exterior and Building signage as directed by owner. To include exterior building, construction signs not referenced in Contract Documents. include sign permit fees.
- .2 Gymnasium Wall Padding
 - .1 Supply & Install wall padding at all walls of Gymnasium. The SCDSB will provide subcontractor contact information for providing this product per Board requirements.
- .3 Buried ACM Abatement
 - .1 Costs associated with removal of buried ACM (Asbestos Content Material). An Abatement subcontractor is to be included in the tender price for abatement procedures on this project and the costs associated with buried services containing ACM shall be part of this Cash Allowance.
- .4 Mechanical Items
 - .1 Local utility charges pertaining to natural gas line testing, supply and installation including metering assembly not included elsewhere in these contract documents.

- .2 Water connection charges.
- .3 Testing, Adjusting and Balancing (TAB) costs from SCDSB appointed Consultant.
- .5 Electrical Items
 - .1 Local utility costs relating to main electrical primary cable, transformer and terminations.
 - .2 Costs relating to telephone and Fibre Optics service to the building.
 - .3 Costs relating to Security System and associated costs for connection to the Monitoring Security Company's System.
 - .4 Costs relating to Cable TV incoming service to the building.
 - .5 Costs associated with Lenel System.
 - .6 Costs relating to additional electrical systems and controls not identified in Division 16.
 - .7 Building Surveillance costs during construction.
 - .8 ESA plan approval costs.
- .6 Authorities Having Jurisdiction
 - .1 Fees to be included, not deposits.
 - .2 TSSA Licensing Fees
- .7 Record As-Built Drawings
 - .1 Digital transfer of all construction communication, Site Instructions, Change Orders to render construction drawings current to the final design.
- .8 Inspection and Testing
 - .1 Costs associated with Inspection and Testing as identified in the contract documents as Owner responsibility. This shall not include inspection and testing identified as being part of the General Contractor scope of work in the contract documents. The Inspection and Testing responsibility of the Owner shall be by an Owner appointed independent Inspection and Testing Company.
 - .2 A list of required inspections to be included in these Cash Allowances is as follows:
 - a. Concrete Inspection
 - b. Building Envelope Inspection & Scanning
 - c. Mortar Testing
 - d. Steel Inspection
 - e. Steel Deck Inspection
 - f. Deflection and Lateral Support Angles Inspection
 - g. Mineral Fibre Fireproofing Inspection
 - h. Hollow Metal Doors Testing
 - i. Hardware Inspection (Third Party)
 - j. Soil Inspection & Testing
 - k. Paving Inspection
 - l. Topsoil Inspection
 - m. Video Inspection of Piping
 - n. Water Flow Tests (Fire & DCW)
 - o. Vibration Monitoring

End of Section

PART 1 - GENERAL

1.1 Contract Documents

- .1 The information on existing building and site conditions provided to bidders in this Section is included in the Bid Documents for information purposes only.
- .2 The Owner and Consultants assume no responsibility for the scope and accuracy of the information contained in the documents listed herein.
- .3 The Contractor shall be responsible for conducting an on-site evaluation of conditions which can be observed and for correlation of these conditions with the information included in this Section.
- .4 Information contained in documents listed herein may be used by the Contractor to assist in an assessment of existing conditions. Evaluation of the information shall remain the responsibility of the Contractor.

1.2 Designated Substances

- .1 Designated Substances Abatement Specification per Division 02 - Sitework
- .2 A Pre-Demolition Designated Substances and Hazardous Materials Survey – Arcadis – August 28, 2023 per Division 02 - Sitework

1.3 Geotechnical Reports

- .1 Geotechnical Investigation – Peto MacCallum Ltd. – February 2021 – Report 1
- .2 Ground Water Monitoring – January 17, 2022 – Report 2

1.4 Existing Building and Site Drawings

- .1 The following list of file directories contain drawings and documents pertaining to existing building and site conditions. These documents are available per SCDSB online bidding procedures during the tender period.
 - a. 1955 Original
 - b. 1975 Addition
 - c. 1991 Fire Safety Retrofit
 - d. 1995 JK Addition
 - e. 1996 Fuel Conversion
 - f. 1996 Lighting Layout
 - g. 2004 Renovation
 - h. 2007 Site Drainage Repair
 - i. 2008 Renovation
 - j. 2010 APM
 - k. 2013 FDK Renovation
 - l. Shanty Bay PS – Existing Drawings

End of Section