



**THE EDUCATION CENTRE – AURORA
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ADDENDUM #2

**RE: REQUEST FOR TENDER# 26T261
MECHANICAL RENEWAL AND SIPOREX DECK REPLACEMENT,
BAYVIEW SECONDARY SCHOOL**

Date Issued: March 30, 2026

Please review the following addendum. This document shall be considered a component of TENDER 26T261. All other terms and conditions remain the same.

Clarification/Change:

1. An additional site visit was held at Bayview S.S. on March 20, 2026, at 10:00 a.m. for just the electrical sub-contractors. The dropdown list on B&T has been updated with the electrical sub-contractors that attended both site visits.

SPECIFICATIONS

1. Asbestos Containing Paint on Siporex Deck Summary Report, prepared by Maple Environmental, dated March 25, 2026, is added to the Specifications and now forms part of the Tender Documents. The extent of asbestos containing materials, procedures and abatement protocols are now included in the scope of work and shall be read in conjunction with section 02 41 14 Selective Demolition, section 02 81 01 Hazardous Materials.

ATTACHMENTS

1. Report: Asbestos Containing Paint on Siporex Deck Summary Report, prepared by Maple Environmental, dated March 25, 2026.

QUESTIONS FROM BIDDERS AND RESPONSES

- 1) **Question:** Since this project will not achieve substantial completion until 2030, what provisions are in place to account for material price increases over the next few years? Also, regarding labour rates, we are only able to forecast until May 2028. After that, we have no way of knowing what the labour costs will be for us. How will this be handled?

Answer: The school Board is seeking a fixed lump sum price for the full 5-year project. It is up to individual bidders to determine how they wish to forecast material and labour pricing for future years.

- 2) **Question:** Can you please provide the list of prequalified bidders that attended the site meeting.

Answer: The list of prequalified General Contractors, Roofing Contractors, Mechanical and Electrical Contractors that attended the bid meetings has been updated on the bid portal.

- 3) **Question:** Is substantial holdback will be allowed phase wise from phase 01 to phase 05 for this project? Is Hold back would be released accordingly phase wise too? Warranty of the equipment/labor will begin as phases are completed?

Answer: Substantial Performance and partial release of holdback will be permitted at the end of each phase year for work that was completed in that year. Warranty on equipment will commence with Substantial Performance in the year the equipment is installed, commissioned and turned over for use for school operations.

- 4) **Question:** Is the intent that the removal and disposal of the Siporex panels containing ACM paint (Phase 1 only) be the responsibility of the roofing contractor?

Answer: It is the expectation that the roofing contractor will remove the siporex panels as part of their roof and roof deck replacement scope of work. Disposal of the removed asbestos containing panels in accordance with required designated substance protocols is expected to be part of the scope of the General Contractor. Protection and cleanup of rooms below removed siporex panels is expected to be by the abatement contractor.

- 5) **Question:** Who is responsible for the removal and disposal of the Siporex panel joint material?

Answer: Refer to response in question 4.

- 6) **Question:** Are any of these costs covered under the cash allowance or contingency?

Answer: All costs associated with the abatement of siporex panels containing asbestos paint are to be included in the bidders base bid and not from cash allowance or contingency allowance.

- 7) **Question:** Please clarify which parts of the communication scope are under the cash allowance and which are by electrical. The cash allowance notes indicate data cabling is under the cash allowance, but Spec Section 27 – Communications Wiring and Components appears to include cabling?

Answer: The communications (telephone, PA, data) scope of work is for removal and reinstatement as required to protect these devices during the siporex deck replacement. This removal and reinstatement will done by the cash allowance.

- 8) **Question:** Can you share the list of all the prequalified trades that can price this job?

Answer: Refer to response to question 2 and the list of prequalified trades in the pull down menus on the bids and tenders portal.

End of Addendum 2

March 25, 2026

York Region District School Board

60 Wellington Street West
Aurora, Ontario
L4G 3H2

Attention: Emil Caraghin

VIA E-mail: emil.caraghin@yrdsb.ca

**Re: Asbestos Containing paint on Siporex Deck Summary Report
Bayview Secondary School
10077 Bayview Avenue, Richmond Hill, Ontario
Maple Project No. 23207-01**

Further to your request, Maple Environmental Inc. ("Maple") was retained to provide asbestos related consulting services at Bayview Secondary School located at 10077 Bayview Avenue, Richmond Hill, Ontario (the "Site"). This investigation was initiated as Maple understands that the building has proposed to conduct a siporex deck replacement project at the Site.

It is important to note that roof sections R6 to R9 were initially surveyed on a room-by-room basis in its entirety for the identification of Designated Substances by Maple on March 5, 2026 and March 9, 2026. A Limited Designated Substance Report ("Main Report") was then generated from the findings of the field work, which is referenced by Maple Project No. 23207.

Richard Rebocks and Nirmal Soni of Maple attended site on March 12, 2026.

The scope of the project included the on-site review of the siporex deck for the remaining sections of the roof with the collection and analysis of the suspected asbestos-containing paint on siporex panels. Note that a Detailed Designated Substance Survey was not conducted at this time.

FINDINGS

Asbestos

Representative samples of paint were collected from underside of the siporex deck for confirmation of asbestos content.

The suspect asbestos bulk samples were analysed by EMC Scientific, an independent accredited laboratory. The analytical method follows the Ontario Ministry of Labour Code for the Determination of Asbestos from Bulk Samples. A summary of the laboratory results are provided in Table 1 below. Attachment A presents the detailed final analytical results.

A total of four (4) samples were collected and submitted for analysis. Due to the presence of more than one phase of material in some of the original samples, the laboratory may have performed more than one analysis for some samples. In addition, some of the samples may not have been analysed due to the positive confirmation of asbestos in a previous sample of the same material during analysis. As a result, a total of five (5) samples were analyzed.

Table 1- Analysis Summary of Asbestos Bulk Samples			
Sample No.	Room Name	Sample Description	Result
S04A	HMIS 170 Auto Shop	Paint on siporex - Beige, primer	0.5% Chrysotile
		White, primer	None Detected
S04B	HMIS 176 Classroom 84	Paint on siporex - Beige, primer	0.5% Chrysotile
S04C	HMIS 186 Communications	Paint on siporex - Beige, primer	0.5% Chrysotile
S04D	HMIS 190 Music room	Paint on siporex - Beige, primer	0.5% Chrysotile

Asbestos-containing materials ("ACM") were determined to be present in the form of:

- **Siporex Paint:**

Samples were collected from Auto Shop (HMIS 170), Classroom 84 (HMIS 176), Communications (HMIS 186), Music room (HMIS 190).

Four (4) representative samples (Sample Set S-04) of paint were collected and analyzed for asbestos content. Analysis of Sample Set S-04 was found to contain **0.5% Chrysotile asbestos**.

Siporex Paint was previously identified by Others to be applied to the underside of the Siporex Roof panels. The material was previously sampled and was found to contain **Chrysotile asbestos** in other locations. Refer Maple Project No. 23207.

The asbestos-containing siporex paint was observed to be present in areas where the deck was previously & currently exposed within the building for the construction years of 1962 and 1964. Refer to Drawing in Attachment B for locations.

RECOMMENDATIONS:

Based on the finding of the current Site review, Maple recommends the following:

- Asbestos-containing paint on the siporex deck panels will be impacted by the removal of the panels. It is not practicable to remove the paint from the panel, as such the following general procedure is recommended for removal of the panels where ACM paint is present:
 - Remove the panels using Type 1 asbestos procedures provided no power tools are used that will disturb the paint. Type 1 procedures may be completed by the roofing contractor provided they have asbestos-awareness training.

- It is expected that some ACM paint debris may result during removal of the panels. As such it is recommended that after the ceilings are removed, an asbestos abatement contractor secure rip-proof polyethylene sheeting to the bottom chord of the OWSJ's and sealed to the perimeter walls to collect any falling debris during the removal of the deck. Once the deck is removed, the asbestos contractor should remove the suspended polyethylene sheeting using Type 2 procedures. Alternatively, the walls and floors of the room can be covered with polyethylene sheeting. The procedures may involve cleaning of other building systems such as mechanical systems that were not protected by the polyethene sheeting.

Please contact Maple Environmental Inc. at (905) 257-4408 for inquiries regarding this Asbestos-Containing Building Materials Summary Report.

Sincerely,

MAPLE ENVIRONMENTAL INC.
Environment, Health and Safety Consultants



Nirmal Soni
Project Technologist


ATTACHMENT A

**LABORATORY ANALYTICAL REPORT OF ANALYSIS
FOR ASBESTOS (PLM)**

Laboratory Analysis Report

To:

Richard Reboks
Maple Environmental Inc.
482 South Service Road East, Suite 116
Oakville, Ontario
L6J 2X6

EMC LAB REPORT NUMBER: A132159
Job/Project Name: YRDSB, Bayview SS, Siporex
Analysis Method: Polarized Light Microscopy – EPA 600
Date Received: Mar 18/26 **Date Analyzed:** Mar 18/26
Analyst: Rahul Patel
Reviewed By: Malgorzata Sybydo 

No. of Phases Analyzed: 5
Job No: 23207
Number of Samples: 4
Date Reported: Mar 18/26

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
S04A	A132159-1	Paint on siporex- auto shop location 107 (rm 87)	2 Phases: a) Beige, primer b) White, primer	Chrysotile ND	0.5	99.5 100
S04B	A132159-2	Paint on siporex- classroom location 176 (rm 84)	Beige, primer	Chrysotile	0.5	99.5
S04C	A132159-3	Paint on siporex- communications location 186 (rm 75)	Beige, primer	Chrysotile	0.5	99.5
S04D	A132159-4	Paint on siporex- music rm- studio 1 location 190 (rm 71)	Beige, primer	Chrysotile	0.5	99.5

Note:

1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Ontario Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.

ATTACHMENT B
DRAWING

