



ST. CLAIR CATHOLIC
DISTRICT SCHOOL BOARD

Lighting the Way ~ Rejoicing in Our Journey

REQUEST FOR TENDER
FOR
Demolition of the former St. Patrick's Catholic High School
281 East St. Sarnia ON

RFT #: 715-CP1601

ADDENDUM #1
QUESTIONS & ANSWERS

Attention of:
Mr. Tony Prizio
Purchasing Department
St. Clair Catholic District School Board
Due Date: Nov. 20, 2015 before 2:00:00p.m., Local Time
Tender Submission Location: 245 Tecumseh St., Sarnia ON N6G 2L8

ADDENDUM #1

A1. Reply to questions received on Nov. 11, 2015. See questions and answers below.

A1.1 Add the following to section 010000 General Requirements:

Patching and replacing of damaged work on property.

All damage to the Owner's property, including that to roadways, sidewalks, floors, fences, etc. that is caused by Contractor's or Subcontractor's work or workers shall be repaired by and the expense of Contractor.

QUESTIONS AND ANSWERS

1. QUESTION: Are the additional drawings available in pdf?

ANSWER: Yes, the Board has set-up a DropBox shared folder with all of the drawings for the former St. Patrick's High School. The drawings show all building phases (from its beginning as Central to 1992 major renovation). All bidders will receive an invitation by email to the shared folder on November 12, 2015. If you have not received the invitation Drop Box email please contact Tony Prizio directly at tony.prizio@st-clair.net

2. QUESTION: Are photos of the footing and basement area blueprints available?

ANSWER: There are no photos of the footing and basement areas. All bidders are able to physically measure the basements (see response to item 3.) and the Board has provided all bidders with access to its blueprints via DropBox shared folder (see response to item 1.).

3. QUESTION: Whom do we contact for a second look and walk through?

ANSWER: All bidders are welcome to a second look and walkthrough; please email Tony Prizio @ tony.prizio@st-clair.net with the date and time you would like to access the building.

4. QUESTION: Does SCCDSB or any historical / heritage entity want the cornerstone?

ANSWER: The Board has no historical / heritage entity requests at this time.

5. QUESTION: Are there any known time capsules to be extracted and preserved?

ANSWER: The Board is not aware of any time capsules to be extracted and preserved.

6. QUESTION: Will the remaining articles in the building become part of the material to demolish?

ANSWER: The Board will be hosting a public sale “no donations refused” on November 21, 2015. Whatever is not taken by the general public at this sale will be left and turned over to the demolition contractor.

7. QUESTION: Is the fire-proofing material applied in 1992 asbestos free?

ANSWER: The fire-proofing material applied in 1992 is asbestos free.

8. QUESTION: Is the rifle range blank-off panel(s) asbestos free?

ANSWER: The Board has not tested these panels and the bidders should assume the panels contain asbestos.

9. QUESTION: Could we get a copy of the list of those who attended the mandatory site meeting yesterday?

ANSWER: The Board will share a copy of the site visit sign in sheet.

10. QUESTION: Section 02 82 12 item 1.2.4 says that textured and smooth plaster finishes contain asbestos. But the DSS item 4.1.5 says that no plaster is asbestos containing. Could you please clarify?

ANSWER: The Board has engaged OH Solution Inc. to take additional tests on the plaster to confirm its not asbestos containing as described in the DSS report. The results of these additional tests will be shared in the form of an addendum with all bidders early next week.

11. QUESTION: Section 02 82 12 item 1.2.5.2.2 identifies aircell pipe insulation in the crawlspace, ceiling and wall cavities. Since these areas are inaccessible prior to demolition, it is not possible to accurately price the cost of removal. We don't know how many pipes are in the pipe chase or above ceilings, where they extend to etc. and therefore cannot accurately determine the costs, as abatement costs correlate directly with quantity of pipe and fittings being removed. The contractors have no idea how many pipe fittings or pipe insulation is present, and therefore are assuming a large amount of risk in taking the abatement on as a lump sum. Would the school board be able to provide an estimated quantity that the contractors may base their pricing on? That way all contractors are pricing apples to apples.

ANSWER: The Board has shared all of its existing drawings with all bidders (see response to item 1). Within the DropBox shared folder, bidders are able to view all phases of construction over the years and there are mechanical demolition drawings from 1992 (mechanical demolition drawings D-1 to D-8) that identify what was removed versus capped at floor / ceiling. Based on the drawing information turned over, all bidders have sufficient information / knowledge and experience to include for asbestos in crawlspaces, piping tunnels and chases. The Board is unable to access these spaces and bidders need to include in their base bid price the remediation of these spaces that are on accessible until demolition proceeds. The Board will not be supervising the asbestos abatement process or engaging the services of an environmental consulting firm. It's the responsibility of the successful bidder to satisfy the Ministry of Labour and the City of Sarnia that all asbestos has been properly remediated prior to demolition of the building.

13. QUESTION: Section 31 20 00 item 2.1.2 identifies fill material to be clear crushed granular (19mm) Could you clarify this? I believe clear crushed granular does not contain any fines and therefor is used in drainage situations and does not compact.

ANSWER: Revise Section 312000 item 2.1.2 to read, "Fill material to be compacted Granular 'B' materials and/or reclaimed backfill and/or Granular "A'. Maximum aggregate size 50 mm".

14. QUESTION: Also is there any chance of this project being extended? Does not leave much time to provide all questions by Friday.

ANSWER: The Board does not see a need to extension the tender closing date at this time.

15. QUESTION: Will the Board accept construction fast fence instead of permanent fence made of solid plywood panels?

ANSWER: Delete item 1.15.5 and replace with following hoarding below:
1. Erect temporary site enclosure using 6'-0" (1.8 m) high portable construction fence. Provide minimum one lockable truck gate. Maintain in good repair. Provide barriers around trees and plants designated to remain. Protect from damage by equipment and construction procedures.

This concludes the addendum #1.