



**Halifax**

Regional Centre for Education

**RFT# 4262  
Boiler Replacement, Gym Heat Pumps,  
and Controls Upgrades  
Rocky Lake Elementary  
Addendum #2**

To: All Bidders

Date: May 14, 2025

From: Nancy Rideout, Purchasing Manager  
Office: (902) 464-2000 ext. 2222  
Email: [nrideout@hrce.ca](mailto:nrideout@hrce.ca)

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**The bid documents shall be amended, and new drawings and clauses added, and shall become part of the contract documents as follows:**

**No further questions will be accepted for RFT# 4262.**

**The Closing Date of the RFT will remain as 20<sup>th</sup> May 2025 – 2pm (ATL)**

- 1) Reference Drawing M-103 Detail 1, 'SEQUENCE OF OPERATION' and complete the following edits:**
  - a) Delete item 1.3.4.2.1 and 1.3.4.2.1.1 as written, and replace with the following:
    - 1.3.4.2.1 The operator workstation software shall have a selector that allows the user to select between 'fan cycled when occupied' and 'fan on when occupied', as follows:
      - 1.3.4.2.1.1 Fan cycled when occupied: When CO<sub>2</sub> > 800PPM (adj.) for 10 min (adj.)
      - 1.3.4.2.1.1.1 Start ERV at low Speed and cycle on the IU-1 fan, Stop at 600PPM (adj.)
    - 1.3.4.2.1.2 Fan on when occupied: Low-speed ERV fan, and IU-1 fan to remain on during occupied hours.
- 2) Reference specification section 23 37 13 "Diffusers, Registers, and Grilles", and complete the following edits:**
  - a) Add new paragraph(s) 2.1.7 as follows:
    - 2.1.7 Acceptable Manufacturers: Titus, Nailor, EH Price, Air Vector
- 3) Reference specification section 23 52 00 Heating Boilers, and complete the following edits:**
  - a) Reference paragraph 2.1.1.1, Delete the phrase: "Boiler shall be natural gas fired", and replace with "Boiler shall be propane fired"

- b) Reference paragraph 2.1.1.7, Delete the phrase: “Burner: Natural gas, ...”; and replace with “Burner: Propane, ...”
- c) Add new paragraph(s) 2.1.9 as follows:  
 -2.1.9 Approved Equivalents – The boiler model presented in the specification table on the drawings is the basis of design, all design elements have been sized and selected to suit that model, the contractor may select an approved alternate, all supporting system and appurtenances that require modification as a result of this change are to be modified by the contractor at their cost:  
 --.1 Lochinvar KBX1000L  
 --.2 Viessmann Vitocrossal CL2-1000  
 --.3 Fulton Endura EXE-1000

**4) Reference Drawing M-501 Air Separator Schedule**

Combination Hydraulic, Air, Dirt, and Magnetic Separator AS-1 shall be changed to a 100mm connection size

**5) Reference specification section 23 81 23, and complete the following edits.**

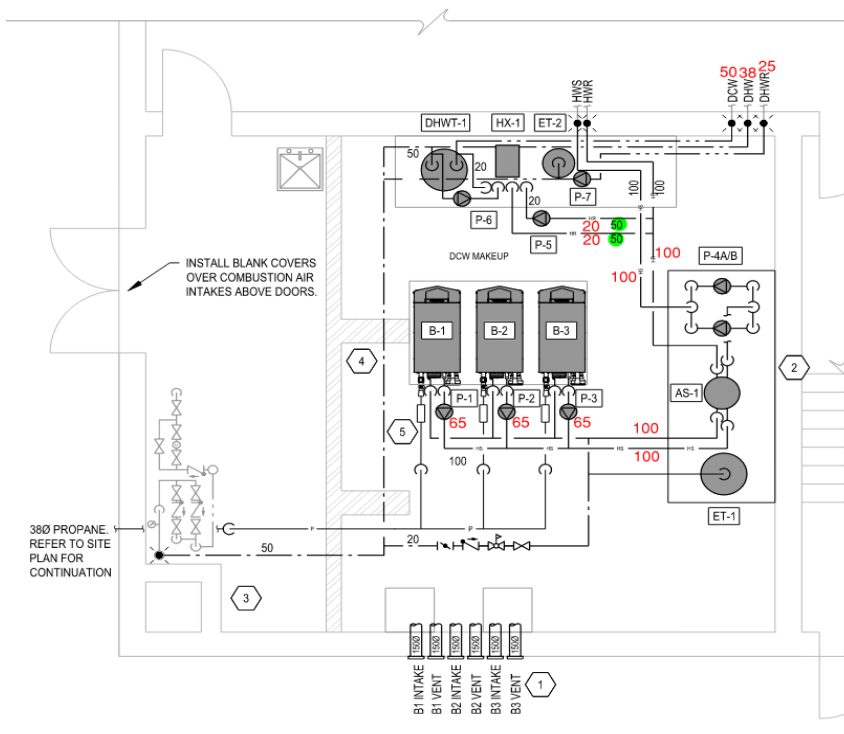
- a) Add new paragraph as follows:  
 a. 2.2 Approved Manufacturers: Daikin, Mitsubishi

**6) Reference drawing E-102, Detail 1**

- a) There is a redundant note stating ‘existing boiler room panel 120/208V, 200A, 3PH, 4W’. This note can be removed as there is no panel in that location. The demolition of the panel shown in keynote 2 is still required.

**7) Reference Drawing M-102 Detail 2**

- a) Mechanical Room pipe sizing shall be updated as per the following sketch:



- 8) **Question: Please confirm that the bidding contractor is not responsible for any Eastpoint commissioning costs and bidders will be responsible only for participating in commissioning.**
- a) Response: The contractor is not responsible to compensate Eastpoint. The contractor is responsible to execute all contractor-related commissioning items outlined in the specifications, including filling in of forms, maintaining test reports, training records, producing O&M manuals, and participating in functional tests.
- 9) **Question: Please confirm the size of the existing underground oil tank that is to be removed.**
- a) Response: The exact size is not known but is expected to be approximately 2000 US Gallons (7570L).
- 10) **Question: How much fuel will the bidding contractor be responsible for removing. If unknown is a per litre cost acceptable?**
- a) Response: The bid forms will be updated to include for a unit cost of fuel disposal. This value will be used along with a volume for evaluation purposes, however the final volume is to be adjusted via change order.
- b) Delete specification section 00 41 13 as presented within the tender, and replace with the revised section provided with this addendum. The bidders will be evaluated on the projected final contract value Line 7, however the initial signed contract value will be based upon Line 4.
- 11) **Question: Is asbestos removal part of scope of work or if any abatement is required will it be addressed via change order?**
- a) Response: Asbestos removal as required to facilitate the project's scope of work, is to be included in the base bid.
- 12) **Question: If asbestos removal is part of the scope of work, what level of risk are we to assume (low risk, moderate glove bag or high risk) and will HRCE be providing third party air monitoring?**
- a) Response: The bidding contractors are responsible to review the scope of work and are encouraged to do so with the abatement subcontractor and take the necessary precautions. Abatement is to adhere to the HRCE Asbestos Management Plan, air testing and clearance samples are to be provided by the contractor as required following abatement activity.
- 13) **Question: Drawing M-402 refers to a prefabricated penetration housing. Can you please provide a specification for this.**
- a) Response: The standard of acceptance for the roof penetration housing is the 'Vault' product line as manufactured by RPH Advanced Building Solutions.

**14) Question: The timeline for this project is very tight. If unforeseen delays arise and the project is still ongoing into the start of next school year will HRCE pay for after hour premiums if it is deemed necessary to complete remaining work outside of operation hours**

- a) Response: Contractors are to submit an accurate construction schedule after award (Specification Section 01 33 00, article 4). The expected timeframes and construction methods are to be outlined at that time.
- b) The completion date of August 29<sup>th</sup> should be taken as the final date for works within zones generally occupied by students (i.e. classrooms, gymnasium), if any works in the student occupied zones are not completed by that date the contractor is to coordinate with HRCE to complete this work when students are not present, at their own cost.
- c) Works outside of student-occupied hours (i.e. boiler room, roof, outdoors during class time) can be completed during regular hours provided the boiler system is operational prior to the heating season.
- d) Additional information regarding work in the school during the academic year are discussed in the following locations (but not limited to those locations only):
  - a. 00 41 13 Price Submission form, Article 3
  - b. 01 11 00 HRCE Summary of work, Articles 9 and 12
  - c. 01 35 13 Special Project Procedures (entire section)

**15) Question: The specs for Brookside, Caudle Park and Rocky Lake do not have a Venting Section (normally 23 51 00). There is mention of the venting in Part 2 of the Heating Boilers Section (23 52 00), but it specifies CPVC. It was my understanding that HRCE requires double-wall boiler vent with AL29-4C liner. Could you clarify?**

- a) Response: Proceed with CPVC per base specification, ULC S636 compliant material.

**16) Question: Type 1 Class B Heavy chain link mesh is a 6 gauge PVC coated mesh usually black and the rest of the fence is galvanised, is that your intention? or should the mesh be type 1 class a medium which is standard 9 gauge galvanized?**

- a) Response: Type I should be taken as Class A medium, standard 9 gauge galvanized.

**17) Question: The written spec refers to cans spec for the fence framework and the typical terminal posts for a 2.4m high fence is 87mm (3 1/2" ) you show in the drawing 114mm (4 1/2") this is not typical or corresponds with cans spec.**

- a) Response: Provide 87mm fence framework.

**A Revised Tender Form has been included as part of Addendum# 2 for Completion by the Vendor.**

## **RFT# 4265 - End of Addendum #2**

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***PLEASE SIGN BELOW AND RETURN WITH BID DOCUMENTS:***

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Company Name

**SECTION 00 41 13 – TENDER FORM**

**1. Salutation:**

**To: HALIFAX REGIONAL CENTRE FOR EDUCATION  
33 SPECTACLE LAKE DRIVE, DARTMOUTH, NS B3B 1X7  
ATTN: DON WALPOLA, BUYER**

**For: 4262 - Boiler Replacement, Gym Heat Pumps and Controls Upgrades –  
Rocky Lake Elementary School**

Organization Name:	
Street Address:	
Email Address:	
Telephone:	
Authorized Signing Authority:	
Position Title:	

**2. Proponent Declares:**

- 2.1.** That this submission was made without collusion or fraud.
- 2.2.** That the proposed work was carefully examined.
- 2.3.** That the Proponent is familiar with local conditions.
- 2.4.** That Contract Documents and Addenda were carefully examined.
- 2.5.** That all the above were taken into consideration in preparation of this RFT.

**3. Proponent Agrees:**

- 3.1.** To provide all necessary equipment, tools, labour, incidentals and other means of construction to do all the work and furnish all the materials of the specified requirements which are

necessary to complete the work in accordance with the Contract and agrees to accept, therefore, as payment in full the Lump Sum Price stated in Subsection 6 hereunder.

- 3.2.** The have carefully examined the site of the work described herein; have become familiar with local conditions and the character and the extent of the work; have carefully examined every part of the proposed Contract and thoroughly understand its stipulations, requirements and provisions.
- 3.3.** The have determined the quality and quantity of materials required; have investigated the location and determined the source of supply of the materials required; have investigated labour conditions; and have arranged for the continuous prosecution of the work herein described.
- 3.4.** To be bound by the award of the Contract and if awarded the Contract on this bid price, to execute the required contract within ten (10) days after notice of award.
- 3.5.** They have noted that the Harmonized Sales Tax is excluded from the "Contract Price".
- 3.6.** The Contractor's employees shall always report to the main office of a school, indicate who they are, and state their purpose on site prior to starting any work in the school.
- 3.7.** To the hours of work, defined as: All work for HRCE is to be completed during hours when schools are unoccupied, unless otherwise indicated in writing by the Operations Manager or designate. Hours of work shall comply with local ordinances and bylaws for each site.
  - 3.7.1.** No work shall be conducted on weekends or statutory holidays without specific written approval from the Operations Manager or designate.
  - 3.7.2.** In the event that work is requested by HRCE during hours when schools are occupied, the work will be limited to work that is not disruptive to the school. There shall be no mechanical removals, no drilling, screwing or torch work during occupied hours without prior written approval from HRCE.

#### **4. Owner Agrees**

- 4.1.** To examine this bid and in consideration, therefore, the proponent hereby agrees not to revoke this bid:
  - 4.1.1.** until some other proponent has entered into the Contract with the HRCE for the performance of the work and the supply of the materials specified in the notice inviting bids; or in the Information to Proponents, or
  - 4.1.2.** until ninety (90) days after the time fixed in the Information to Proponents for receiving bids has expired, or
  - 4.1.3.** Whichever first occurs; provided, however, that the Proponent may revoke this bid at any time before the time fixed as indicated in the section 00 21 13, item 13.1.

**5. Contract Documents include:**

The HRCE **has transitioned** from the CCDC-2, 2008 contract to the **CCDC-2, 2020** contract and will use the CCDC-2, 2020 for this work. A copy of the Standard Construction Contract CCDC 2 – 2020 is available upon request and will form part of the Contract Documents.

The HRCE Supplementary General Conditions for the CCDC-2, 2020 application to this Work is available for review under Section 0073 00 of the RFT document.

- 5.1.1.** Cover Page
- 5.1.2.** Table of Contents – Section 00 00 10
- 5.1.3.** Description of Work & List of Drawings – Section 00 00 15
- 5.1.4.** List of Consultants – Section 00 05 00
- 5.1.5.** Information for Proponents – Section 00 21 13
- 5.1.6.** Price Submission Form – Section 00 41 13
- 5.1.7.** Price Amendment Form (if applicable) – Section 00 41 73
- 5.1.8.** Agreement Between Owner and Contractor (CCDC 2) – Section 00 52 00
- 5.1.9.** Definitions (CCDC 2) – Section 00 52 13
- 5.1.10.** General Conditions of the Stipulated Contract Price (CCDC 2) – Section 00 72 13
- 5.1.11.** Supplementary General Conditions – Section 00 73 00
- 5.1.12.** Specifications of Work (all applicable sections)
- 5.1.13.** Drawing(s) – as applicable
- 5.1.14.** Addenda issued by HRCE
- 5.1.15.** Post Bid Addenda issued by the HRCE, where applicable.
- 5.1.16.** Executed Contract

**6. Price Submission - Contract Price:**

- 6.1.** The undersigned Proponent, having carefully read and examined the aforementioned Contract Documents prepared by the Consultant, for the Halifax Regional Centre for Education, hereby accepts the same as part and parcel of the Contract herein referred to, and having carefully examined the locality and site of works and having full knowledge of the work required and of the materials to be furnished and used, does hereby propose and offer to enter into a contract to perform and complete, the whole of the said works and provide all necessary labour, plant, tools, materials and equipment and pay all applicable taxes, as set forth and in strict accordance with the Specifications, Drawings and other Contract Documents and to do all therein called for on the terms and conditions and under the provisions therein set forth for the following:

**6.2 LUMP SUM PRICE – BASE BID, GENERALLY INCLUDING: BOILER REPLACEMENT, OIL TANK REMOVAL, PROPANE, AND ZONE CONTROL EXPANSION.**

Line 1) Boiler Works (excluding tank removal): \_\_\_\_\_ /100 Dollars (\$\_\_\_\_\_)

Line 2) Oil Tank Demolition and Removal: \_\_\_\_\_ /100 Dollars (\$\_\_\_\_\_)

Line 3) Zone Controls (BAS Expansion): \_\_\_\_\_ /100 Dollars (\$\_\_\_\_\_)

Line 4) Total Base Bid (Line 1 + 2 + 3): \_\_\_\_\_ /100 Dollars (\$\_\_\_\_\_)  
(HST Excluded)

Line 5) Cost per L of Fuel Oil Disposal: \_\_\_\_\_ /100 Dollars (\$\_\_\_\_\_)

Line 6) Line 5 x 7,570L: \_\_\_\_\_ /100 Dollars (\$\_\_\_\_\_)

Line 7) Evaluation Price (Line 4+6) \_\_\_\_\_ /100 Dollars (\$\_\_\_\_\_)

**Award will be subject to Budget Availability.**

**\*\*HRCE reserves the Right to:**

**Award to one or more contractors who bid**

**Accept bids on any or all sections of this work**

**Reduce the Scope of Work if the Bid amount Exceeds the Available Budget\*\***

***Contract Price to be completed in written form on the lines provided above, with cents expressed as numerical fraction of a dollar. Contract price to be completed in numerical form on the line bounded by parenthesis above, with cents expressed as a decimal of a dollar.***

**WHERE THERE IS A CONFLICT, WRITTEN WORD WILL GOVERN.**



#### 6.4 INDIVIDUAL PRICE – MECHANICAL SUB-SCOPES

The lump sum price provided in Section 6.2 represents the total price to complete the boiler replacement, gym heat pumps, and BAS controls work project in its entirety. The HRCE acknowledges that there are inherent costs savings and economies of scale achieved when awarding all worksopes to a single bidder.

In the event that partial award is required, please provide pricing per each individual section as listed below. Each price is to include all management costs (administration, mobilization, etc.) as required to perform the entirety of the work for that specific sub-scope of work. The HRCE acknowledges that management costs are higher on a per section basis, compared to management costs associated with all sections priced as one lump sum.

The expectation is that the pricing provided below represents the entire price to complete that specific sub-scope, should it be the only section awarded. The pricing provided here will not be used in the calculation of the RFP scoring, see Section 6.2 Lump Sum Price.

##### **INDIVIDUAL AND OPTIONAL PRICE #1: GYM HVAC (HEAT PUMP AND ERV)**

\_\_\_\_\_ /100 Dollars (\$\_\_\_\_\_)

#### 7. Completion Time:

**7.1.** The proponent agrees to achieve Ready-for-Takeover on or before the following date:

7.1.1.1. August 29, 2025

7.1.1.2. The undersigned Proponent agrees, if awarded the Contract, to achieve the Ready-for-Takeover Date providing the contract is awarded within ten (10) business days of RFT closing time.

## 8. Addenda Acknowledgement

We have received and noted the following addenda:

Addendum #	Dated	# of Pages
_____	_____	_____
_____	_____	_____
_____	_____	_____

## 9. Supporting Information

### 9.1. References: (Minimum of three)

Tenderer to furnish particulars of at least three (3) similar contracts successfully completed or currently being carried to completion. The projects quoted should preferably be approximate in nature to the work now tendered for and be of comparable or greater size. References are to be submitted with the bid prior to closing date and time.

Contact Name & Phone #	Date		Contract Value
_____	From _____	to _____	\$ _____
_____	From _____	to _____	\$ _____
_____	From _____	to _____	\$ _____
_____	From _____	to _____	\$ _____

**9.2.** Bid submission to include a minimum of two letters of endorsement from clients commenting upon the contractor's ability to deliver quality projects, similar in scope and size, which met schedule and budget.

## 10. Proof Of Competency Of Tenderer

**10.1.** Any tenderer may be required to furnish evidence satisfactory to the Owner that he and his proposed sub-contractors have sufficient means and experience in the types of work called for to assure completion of the Contract in a satisfactory manner.

**10.1.1.** The Tenderer acknowledges, as part of their bid submission, their responsibility and contract obligations to ensure that the proposed sub-contractors will fully perform the project requirements and meet the timings as detailed in this tender call.

**10.2. Sub-Contractors:** The Tenderer to provide the name and address of each major sub-contractor used in making up this tender. This list of sub-contractors is to be submitted with the bid prior to closing date and time. Only one sub-contractor shall be named for each part of the work to be sublet.

<u>Subcontractor/Suppliers/Manufacturers</u>	<u>Service/Material</u>
Site Works	
Electrical	
Mechanical	
Building Controls	

**10.2.1. Project Personnel:** The Tenderer to include below, the names, qualifications and previous experience of those people who will be directly involved with the project. The names shall, for example, include foremen, superintendent, project engineer and/or project manager, labourers and trade staff. This list of personnel is to be submitted with the bid prior to closing date and time.

Name	Position	Qualifications/Experience

**Signature** \* The undersigned Proponent declares that this bid is made without connection to any other person(s) submitting pricing for the same work and is in all respects fair and without collusion or fraud.

**RFT 4262 - Boiler Replacement, Gym Heat Pumps, and Controls Upgrades – Rocky Lake Elementary**

**SIGNATURE:**

SIGNED AND DELIVERED  
in the presence of:

\_\_\_\_\_  
Witness

**CONTRACTOR**

\_\_\_\_\_  
Company name

\_\_\_\_\_  
Signature of Signing Officer

\_\_\_\_\_  
Name and Title (printed)

\_\_\_\_\_  
Date

### 11. Acknowledgement of Student Safety

The Halifax Regional Centre for Education (HRCE) is directly responsible for the safety of its students and staff. Should contractors be required to work in or on school property while children are present, it is a **mandatory HRCE requirement** that contractors assign the work to employees and/or sub-contractors who do not have a criminal record and who are not listed on the Child Abuse Registry. Failure to comply with this requirement may result in immediate contract termination.

The HRCE reserves the right to demand, at any time, during the full term of the project a Criminal Record Check and/or a Child Abuse Registry Check, on any personnel authorized by the Contractor to be on HRCE work/school sites.

**By signing below you are confirming that you understand and will abide by this mandatory HRCE requirement.**

_____	_____
Witness	Company name
	_____
	Signature of Signing Officer
	_____
	Name and Title (printed)
	_____
	Date

END OF SECTION 00 41 13