Halifax
Regional Centre for Education

RFP# 4238 - Addendum #2
Roof Replacement and Localized Envelope Repairs
Rockingstone Heights School

To: All Bidders

Date: June 14, 2024

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

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 RFP# 4238.
Competition Closing Extended to 18th June, 2024 - 2pm

BIDDING DOCUMENT CLARIFICATIONS

1.0 SECTION 00 73 00 – SUMMARY OF WORK

1.1 Under section **1.3 Scope of Work: Interior Protection**

.1 After section title, remove (Unit Price) and add (Base Bid)

.2 Include costs in base bid for interior protection for Roof Section 1.1 (Gym/Roof C) approximately 6,556 square feet.

.3 Include costs in the base bid for floor protection for the entire surface area of the floor below Roof Section 1.1 (Gym/Roof C).

1.2 After section 1.3, add section **1.4 Existing Site Conditions:**

.1 Asbestos Test Results: The existing roof materials has been tested for asbestos. Of the materials tested, no asbestos was detected. Refer to report by All-Tech Environmental Services Ltd. as attached to addendum No. 2.

1.3 After section **1.9 Scope of Work: Low Slope – Roof Replacement**, .1, .1, add:

.1 Stair Tower Roof Access: Contractor to provide lump Sum Price to supply and install temporary Stair Tower & Scaffolding to access designated roof area(s) for performance of specified Work. Scaffolding to remain in place for duration of entire project, before disassembly and removal. Roof access and material transport through building is prohibited. Stair tower to be fully enclosed with exterior grade sheathing.

.1 Provide complete shop drawings for all Scaffolding and Stair Tower bearing seal of a Professional Engineer, licensed to practice at Place of Work.

.2 Metal Fencing: Lump Sum Price to supply and install temporary 8' high metal fencing. Fencing to be continuous around the entire building. Fencing to remain in place for duration of entire project.

.3 Door Protection: All operational doors to the school to have temporary overhead protection installed for entire duration of project.

.4 Laydown Area: To be located next to stair tower at rear of school.

1.4 Under **1.2 Scope of Work: Wall Rehabilitation, New Door, and New Ladder**, after 1. New Door Scope:, add the following:

.1 New door rough opening dimensions to be 32" x 72". Door location to be verified by Owner prior to install. See detail LMM 412 Rev. 2 and LMM 414.

.2 Contractor to supply and install new 3'x3' pressure treated wood platform in front of new exterior door. Platform to be stable, level, and adequately supported. Wood joist framing @ 12" o.c. with 2x4 wood surface decking. New additional protection membrane (1 ply cap sheet) to be installed below entire wood platform. Surface height of new platform to be standard height which meets typical code requirements for stairs. Review and verify new platform height with Consultant on site.

2.0 SECTION 07 52 16 – SBS MODIFIED BITUMINOUS ROOFING

2.1 Under **Part II – Products, 2.1 General, .1,** add IKO as an acceptable roofing product manufacturer for this project. Acceptable products include:

2.2 Membrane Primer

.1 General Purpose

.1 IKO Mod Bit Primer

.2 High Tack for self-adhered

.1 IKO SAM Adhesive

.3 For Torch Applied

.1 IKO Mod Bit Primer

2.3 Roofing Board Adhesive

.1 IKO Millennium Adhesive

2.5 Vapour Retarder

.1 IKO Armourbond Flash Sand

2.6 Insulation

.6 IKO Therm III

2.7 Cover Board

.1.1 IKO Protectobase 180

.2.1 IKO Protectoboard

.3.1 IKO Shieldbase 180

2.9 Modified Bitumen Membrane

.2 Base Sheet Field Membrane

.2.1 IKO Armourbond 180

.3 Base Sheet Flashing

.1.1 IKO Armourbond 180

.4 Cap Sheet Field Membrane

.1.1.4 IKO Torchflex TP-HD Cap

3.0 DRAWINGS

3.1 Remove existing roof plan R1 and replace with new roof plan R2 – Rev. #2, dated June 6th, 2024.

.1 Changes to new roof plan include addition of three (3) drains, new temporary fencing placement, new stair tower placement, new door width dimension, placement of platform, updated label on roof 1.1, and two (2) new detail tags.

3.2 Remove detail LMM 412 and replace with LMM 412 Rev #2, dated June 6th, 2024.

3.3 Add new drawing LMM 414 – Door Head Detail

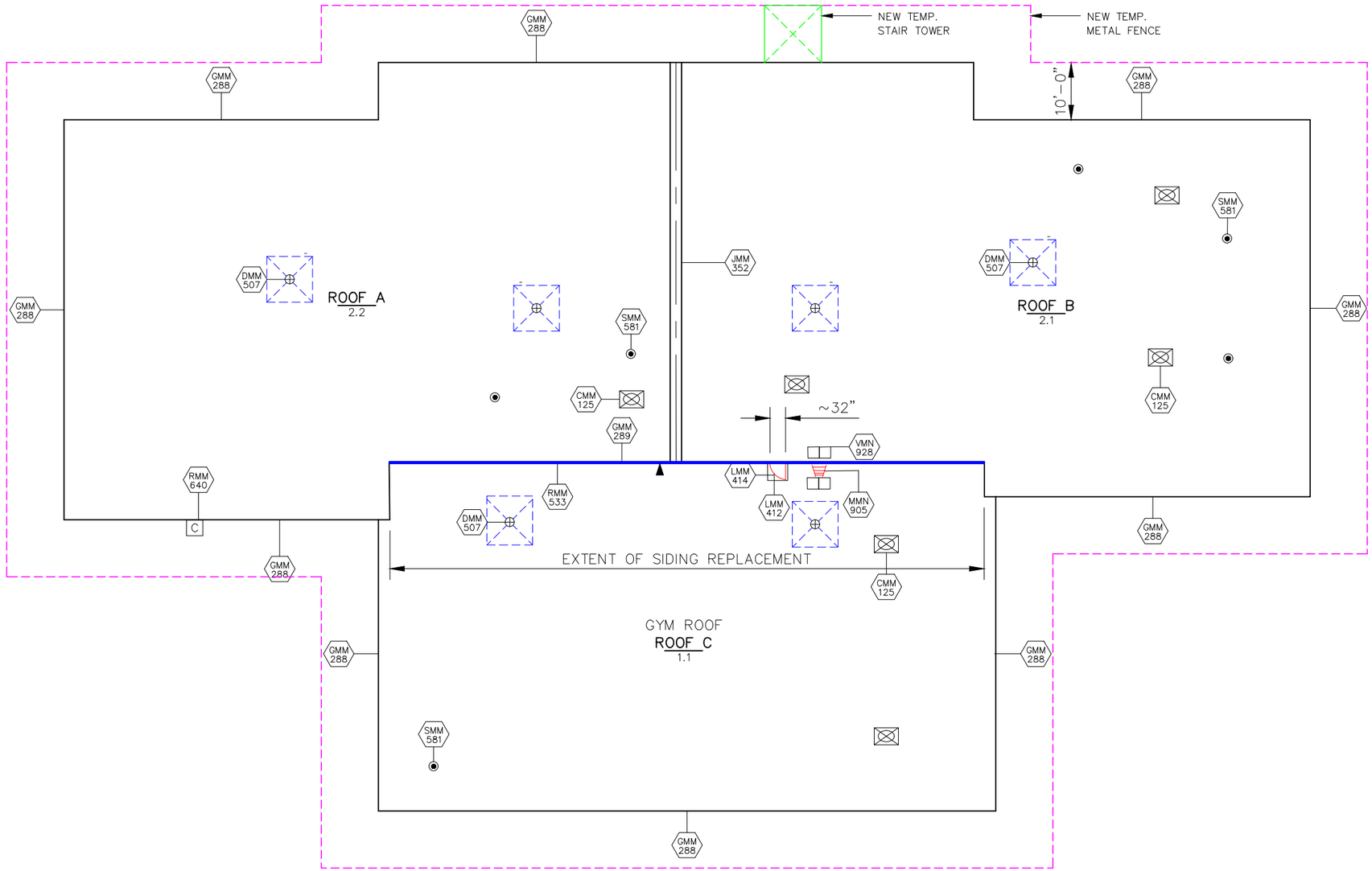
3.4 Add new drawing GMM 289 – Edge & Siding Detail

End of Addendum #2

PLEASE SIGN BELOW AND RETURN WITH BID DOCUMENTS:

_____ _____

Signature Company Name



LEGEND

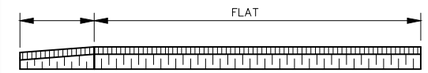
- EXTENT OF SIDING REPLACEMENT
- NEW LADDER
- NEW DOOR

ROOF PROJECTIONS:

- ANTENNA
- BREATHER
- CAPPED OFF/ ABANDONED STACK
- CHANGE IN ELEV.
- CHIMNEY
- CONDUIT LINE
- CONTROL JOINT
- DRAIN
- EXHAUST FAN ON CURB
- EXPANSION JOINT
- EXPLOSION HATCH
- FLAGPOLE
- GAS PIPELINE
- GOOSENECK VENT
- GOOSENECK VENT ON OVERSIZED CURB
- HATCH
- HVAC UNIT
- HVAC UNIT ON CURB
- HVAC UNIT ON SLEEPERS
- LADDER
- LIGHT POST
- PIPE SUPPORT
- PITCH POCKET
- PLUMBING OR SOIL STACK
- ROOF ANCHOR
- SATELLITE DISH
- SCUPPER
- SECURITY CAMERA
- SKYLIGHT
- SLOPE
- SQUARE VENT
- SQUARE VENT ON OVERSIZED CURB
- TALLCONE OR "B" VENT
- TALLCONE OR "B" VENT ON CURB
- UNUSED OPENING
- WALKWAY PADS

DRAINAGE:

- TAPERED INSULATION LAYOUT
- DIRECTION OF WATER DRAINAGE
- 4.5" TOTAL INSUL. THICKNESS
- NEW ROOF DRAIN TO BE INSTALLED
- INSULATION SUMP
- INSULATION CRICKET



NOTE: CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND MEASUREMENTS TO OWN SATISFACTION. © 2024 BY IRC GROUP INC.

RIMKUS

EXISTING ROOF COMPOSITION(S):

ROOF AREAS 1.1(C), 2.1(B) & 2.2(A)
EXISTING STEEL DECK (SLOPED)
1" FIBREGLASS INSULATION
1" FIBREGLASS INSUALTION MOPPED W/ ASPHALT
4 PLY BUR MEMBRANES
1/4" PEA GRAVEL

ROOF AREAS (SQ. FT.)

1.1 (ROOF C) – 6,556
2.1 (ROOF B) – 7,464
2.2 (ROOF A) – 7,428

TOTAL = 21,448

NEW ROOF COMPOSITION(S):

ROOF AREAS 1.1(C), 2.1(B) & 2.2(A)
EXISTING STEEL DECK (SLOPED)
NEW 1 PLY VAPOUR BARRIER
NEW 2" POLISOCYANURATE BASE INSULATION
NEW 3" POLYISOCYANURATE OVERLAY INSULATION
NEW COVER BOARD
NEW MOD. BIT. BASE SHEET
NEW MOD. BIT. CAP SHEET

TITLE:	ROOF PLAN (REV. 2)
CLIENT:	HALIFAX CENTRE FOR EDU.
PROJECT:	ROCKINGSTONE HEIGHTS 1 REGAN DRIVE HALIFAX, NS
IRC #:	26554
W.O.#:	NB24-007SP
SCALE:	3/64" = 1'-0"
DATE:	JUNE 6, 2024
DRN. BY:	J.S.
CHK. BY:	M.M/V.A.

PROJECT NORTH: N (TRUE NORTH)

DWG.#: R1

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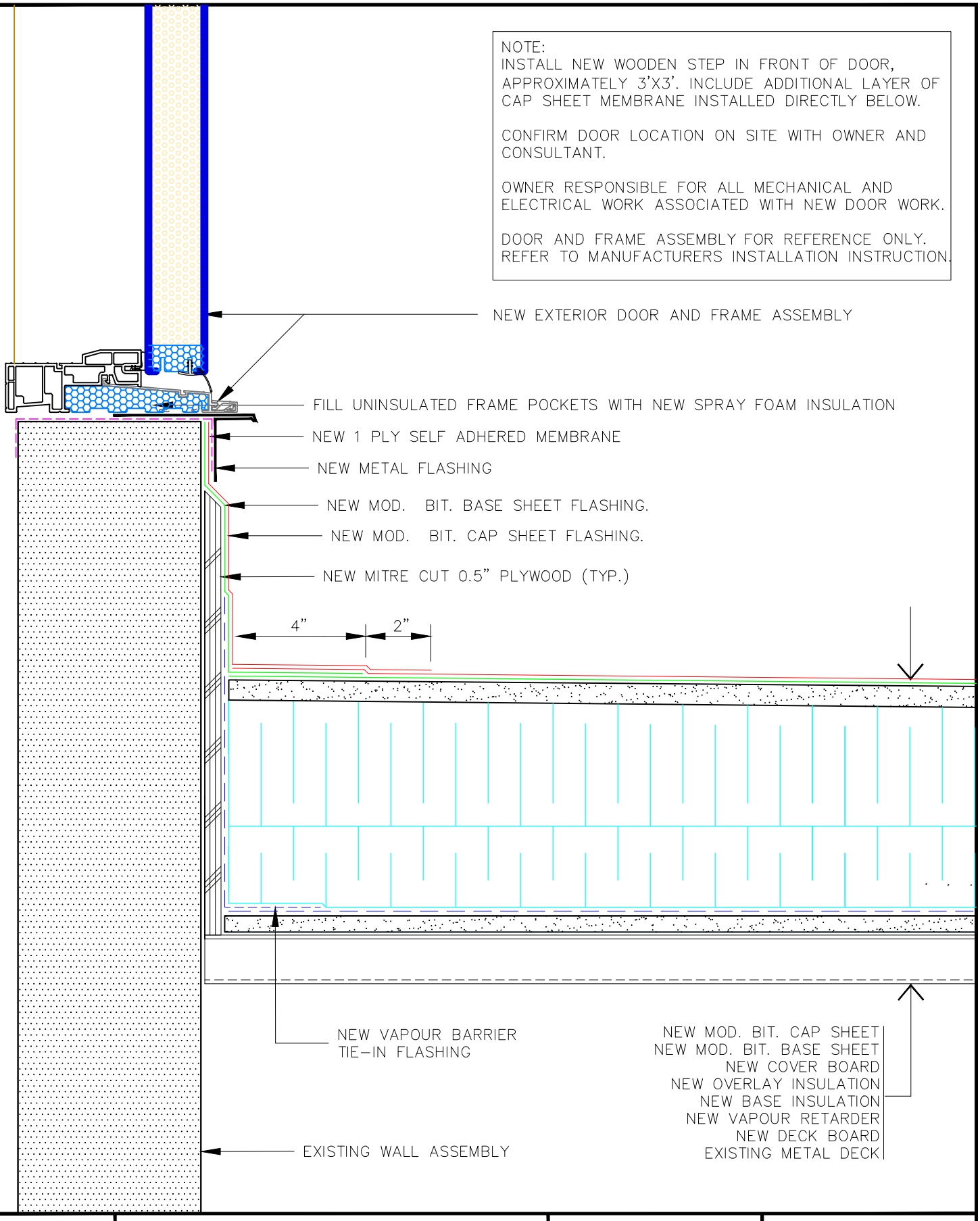
NOTE:
INSTALL NEW WOODEN STEP IN FRONT OF DOOR, APPROXIMATELY 3'X3'. INCLUDE ADDITIONAL LAYER OF CAP SHEET MEMBRANE INSTALLED DIRECTLY BELOW.

CONFIRM DOOR LOCATION ON SITE WITH OWNER AND CONSULTANT.

OWNER RESPONSIBLE FOR ALL MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH NEW DOOR WORK.

DOOR AND FRAME ASSEMBLY FOR REFERENCE ONLY. REFER TO MANUFACTURERS INSTALLATION INSTRUCTION.



TITLE: DOOR SILL DETAIL		REVISED:	SCALE: 3" = 1'-0"
		REV'N.#: 2	DATE: JUNE 6, 2024
NOTE: NO REPRODUCTION OR USE OF THIS DRAWING IS AUTHORIZED WITHOUT EXPRESSED WRITTEN CONSENT		DRN. BY: J.S.	DWG.#: LMM412
		CHK. BY: M.M./V.A.	

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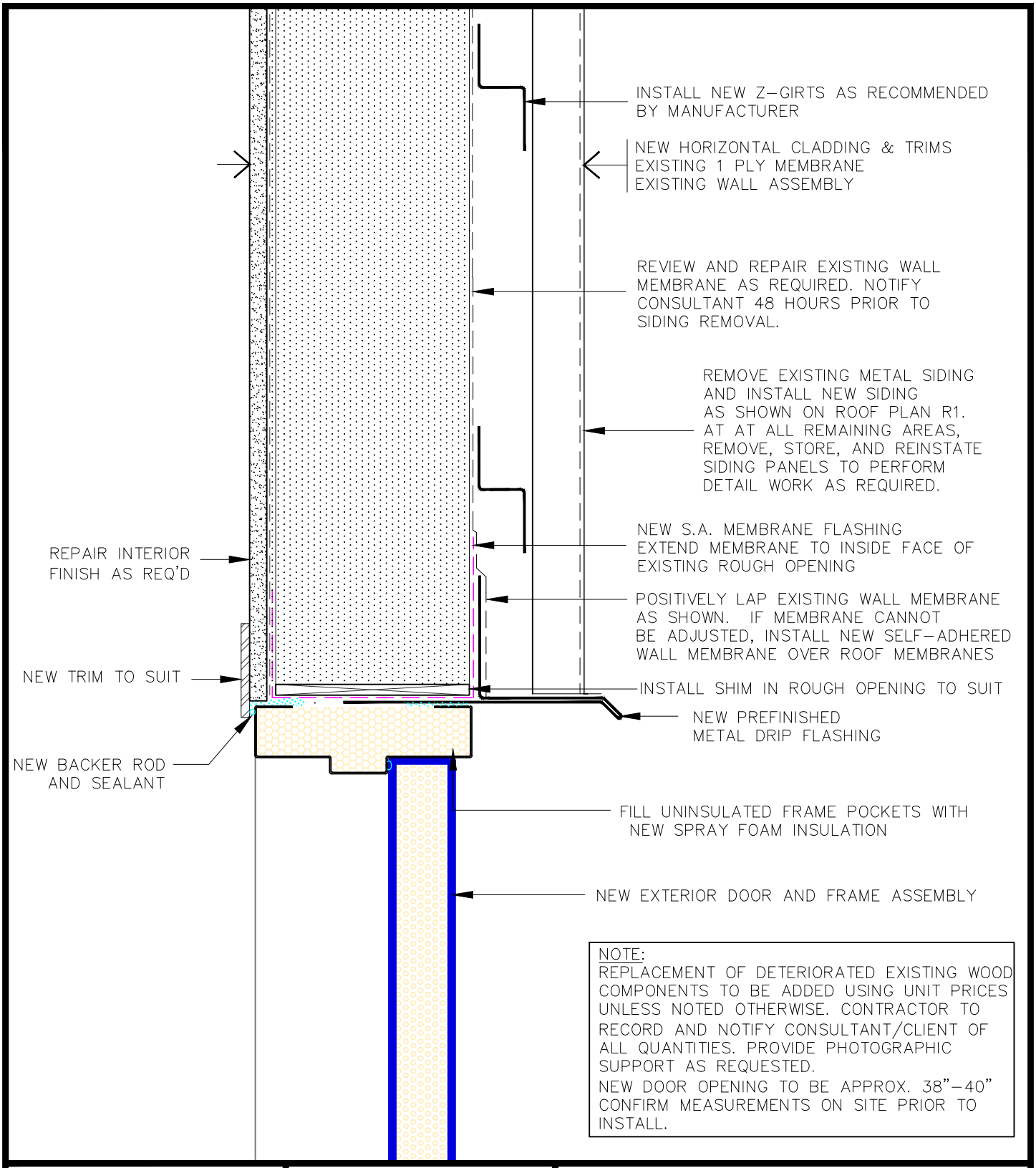


NOTE:
REPLACEMENT OF DETERIORATED EXISTING WOOD COMPONENTS TO BE ADDED USING UNIT PRICES UNLESS NOTED OTHERWISE. CONTRACTOR TO RECORD AND NOTIFY CONSULTANT/CLIENT OF ALL QUANTITIES. PROVIDE PHOTOGRAPHIC SUPPORT AS REQUESTED.
NEW DOOR OPENING TO BE APPROX. 38"-40" CONFIRM MEASUREMENTS ON SITE PRIOR TO INSTALL.

RIMKUS
69 MAPLE AVENUE
NEW GLASGOW, NS, B2H 2B3
KDKENNEDY@RIMKUS.COM
(902) 695 - 5549 / (506) 381-7937

SEAL:

PROJECT:

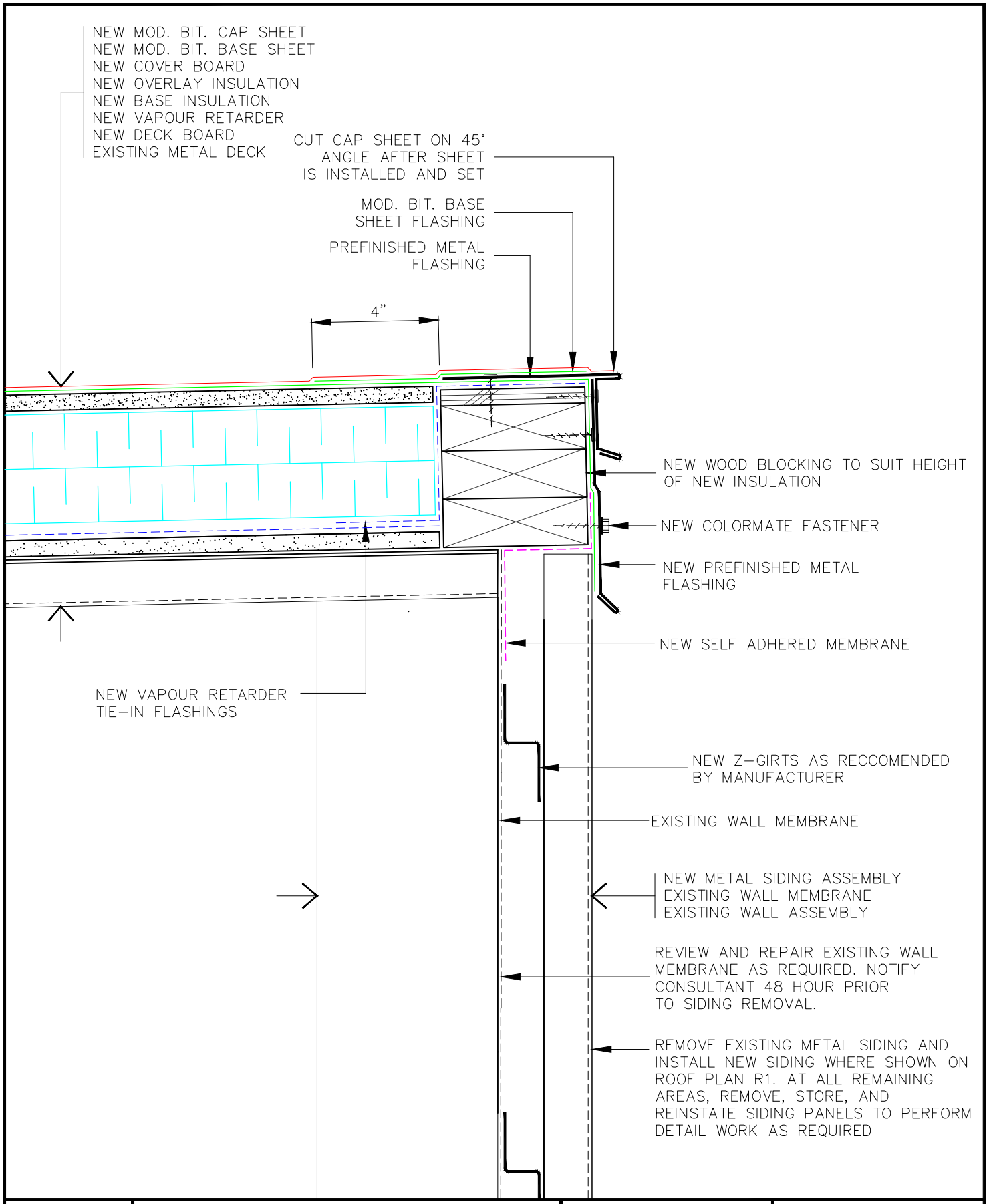
CLIENT:

SHEET TITLE: DOOR HEAD DETAIL

NO.	ISSUED FOR:	DATE (Y-M-D):
1.	.	.
2.		
3.		
4.		
5.		
6.		
7.		

PROJECT NO.:	
DESIGNED BY:	M.D.M./V.A.
DRAWN BY:	V.A.
CHECKED BY:	M.D.M.
SCALE:	3" = 1'-0"

DATE (Y-M-D):	2024-06-05
DRAWING NO.:	LMM 414
SHEET NO.:	1 OF 1



TITLE: EAVE & SIDING DETAIL	REVISED:	SCALE: 3" = 1'-0"
	REV'N.#:	DATE: JUNE 6, 2024
NOTE: NO REPRODUCTION OR USE OF THIS DRAWING IS AUTHORIZED WITHOUT EXPRESSED WRITTEN CONSENT	DRN. BY: J.C./V.A.	DWG.#: GMM289
	CHK. BY: M.D.M.	

ALL-TECH
ENVIRONMENTAL SERVICES LIMITED

162 Trider Crescent
Dartmouth, NS, B3B 1R6
Web: www.toalltech.com

Ph: 902.835.3727
Fax: 902.835.5266
Email: email@toalltech.com

June 5th, 2024 / *Project # 32891*

Gary Manette – Halifax Regional Centre for Education (HRCE)
33 Spectacle Lake Drive, Dartmouth, Nova Scotia, B3B 1X7

Asbestos Analysis Report – Rockingstone Heights School, 1 Regan Drive, Halifax, Nova Scotia

Introduction

On May 30th, 2024, two (2) suspect asbestos bulk samples [five (5) layers] were submitted to ALL-TECH Environmental Services Limited (ALL-TECH) for asbestos content analysis. The samples were collected from client sample location: Rockingstone Heights School, 1 Regan Drive, Halifax, Nova Scotia. The samples were submitted to EMC Scientific Inc. (EMC) for asbestos content analysis.

Asbestos Assessment

Asbestos is a generic term which is used to describe a group of naturally occurring fibrous mineral silicates (fibrous rock). The six main types of asbestos are chrysotile, amosite, crocidolite, anthophyllite, tremolite, and actinolite. Heat, corrosion, and tensile qualities of asbestos have been so beneficial, that, from the dates 1900 to 1980, asbestos was used worldwide in over 3000 different commercial products. Asbestos has been used in fireproofing materials, friction products, reinforcing building materials, insulations materials (thermal/acoustic), etc.

Asbestos materials can be found in one of two forms: **friable** asbestos or **non-friable**. Friable asbestos material refers to material that, when dry, can be crumbled, pulverized, or reduced to a powder by hand pressure. This type of asbestos material is hazardous due to its potential to become airborne if damaged or disturbed.

Friable asbestos building products used in the past include sprayed acoustic & fire protection insulations, heat shields on incandescent light fixtures, ceiling/wall finishes, drywall joint compounds, mechanical insulations on pipes, tanks, boilers, vessels, etc.

Non-friable building products used in the past were caulking, mastics, vinyl asbestos floor tiles, gaskets, transite panels, transite piping and transite shingles. Non-friable materials if handled improperly during removal or renovations, such as cutting transite panels with an electrical tool, can cause high fibre release. Also, non-friable asbestos products can become friable if damaged through years of use (water damage, general deterioration of materials, etc.).

Analysis Results

The samples were analysed by EMC for asbestos identification by Polarized Light Microscopy (PLM), utilizing Dispersion Staining Techniques (DS). The EPA 600/R-93/116 Analytical Method was followed. The results of the analysis are presented in Table 1.0.

Table 1.0
Asbestos Analysis Results
Rockingstone Heights School
1 Regan Drive, Halifax, Nova Scotia

Sample #	Location	Description	Asbestos Content (%)
2400-05	Rockingstone – Top Roof	Black, Tar	**None Detected**
		Black, Tar with Fibres	**None Detected**
		Black, Paper with Tar	**None Detected**
2400-06	Rockingstone – Bottom Roof	Black, Tar	**None Detected**
		Black, Tar with Fibres	**None Detected**

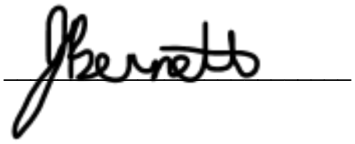
Conclusions

- The results of the asbestos analysis indicate that the samples submitted (2400-05 and 2400-06) were **NOT** found to contain asbestos and would therefore **NOT** be considered an asbestos containing materials.

- Nova Scotia's Department of Labour considers building material as asbestos containing if it contains asbestos at a concentration greater than or equal to 0.5% asbestos fibres.

If you have any questions or concerns regarding this report, please call our office at (902) 835-3727.

Thank you and have a great day,



Jamie Bennett, Dipl.
Project Manager, Env. Eng. Tech
ALL-TECH Environmental Services Limited

APPENDIX I – LABORATORY RESULTS

emcscientific
INCORPORATED

Laboratory Analysis Report

To:

Jamie Bennett
All-Tech Environmental Services Ltd.
162 Trider Crescent
Dartmouth, Nova Scotia
B3B 1R6

EMC LAB REPORT NUMBER: A104995
Job/Project Name: Rockingstone School
Analysis Method: Polarized Light Microscopy – EPA 600
Date Received: Jun 4/24 **Date Analyzed:** Jun 4/24
Analyst: John Paul Cantillon
Reviewed By: Malgorzata Sybydlo

Job No: 32891
Number of Samples: 2
Date Reported: Jun 4/24

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
2400-05	A104995-1	Rockingstone – Top Roof	3 Phases				
			a) Black, tar	**ND**			100
			b) Black, tar with fibres	**ND**		20	80
			c) Black, paper with tar	**ND**		80	20
2400-06	A104995-2	Rockingstone – Bottom Roof	2 Phases:				
			a) Black, tar	**ND**			100
			b) Black, tar with fibres	**ND**		20	80

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 Nova Scotia Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.