



ADDENDUM NO. 2

2025-36ECA WASHROOM ALTERATIONS RUSS POWELL CENTRE

- 2.1 The following additions, deletions and items of clarification shall be included as an integral part of the tender documents:
- 2.2 The tender closing date is hereby amended to **Not later than 2:00 pm local time, Thursday December 4th, 2025**
- 2.3 Instructions to Bidders Specification Section 0100 is bound herein.
- 2.4 The Tender Form Specification Section 0300 is bound herein.
- 2.5 Construction access to the site for implementation of the project shall be Feb 17, 2026 to April 22, 2026.
- 2.6 Refer to Section 0100 bound herein for the list of the firms whom attended the Mandatory General Contractor's Site Meeting.

END OF ADDENDUM 2

PART 1 TENDERS

- 1.1 This is a stipulated lump sum tender.
- 1.2 General Contractor bidders must have attended the Mandatory Pre-Bid site meeting held Tuesday November 25th. Bids received from others that did not attend the meeting will not be accepted.
Bids shall be addressed to the Central Lake Ontario Conservation Authority, 100 Whiting Avenue, Oshawa, On. L1H 3T3. Attention Dan Hope, Director of Land Operations and Education, and **submitted via email to dhope@cloca**

NOT LATER THAN: 2:00 pm (local time) – Thursday November 4th, 2025

- 1.3 The Owner does not undertake to accept the lowest or any Tender.
- 1.4 Tenders will be considered acceptable only if the forms are properly and fully completed.
- 1.5 Therefore, note that a complete Tender will provide the following information:
- a) The fixed sum Tender
 - b) The Tender Breakdown
 - c) The addendum(s) included
- 1.6 Bids must be signed by an authorized signing officer of the Company submitting the bid.

PART 2: CONTRACT

- 2.1 The successful bidder shall be required to sign Canadian Standard Construction Document CCDC2, 2020 Stipulated Price Contract within ten (10) days after written notification of acceptance of their Tender. The general conditions of CCDC 2020 as amended by the supplementary conditions Specification Section 0800 shall govern the Contract.
- 2.2 Immediately upon notification of acceptance of the proponents Tender the successful Contractor shall submit to the Consultant a certified true copy certificates of Insurance with the Central Lake Ontario Conservation Authority as additional named insured, all completely filled in as required and duly authorized for this particular contract. Contractor shall must maintain a \$ 2 million dollar Commercial General Liability policy including owned and non owned vehicles and completed operations for the duration of the contract and the warranty period. Builder's risk insurance shall be in the amount of the contract. These copies will be bound into the Owner's copy of the Contract Signing Sets; therefore, it is imperative that submission be made immediately upon acceptance to avoid delay in the formal signing of the Contract. Failure to submit the insurance certificates within 5 days of notice of contract award will result in rejection of the bid.
- 2.3 The successful bidder shall submit a WSIB certificate of Insurance upon contract award and subsequently as the work progresses.
- 2.4 The 10% holdback which the Owner must retain on all payments will be released upon the expiry of lien rights which normally occurs at the conclusion of the sixty day period after substantial completion of the Contract (as defined in the Act) subject to the provisions of the Construction Lien Act latest revision.

PART 3 EXAMINATION

- 3.1 Before submitting Tender, bidders shall carefully examine the drawings, specifications and the site, fully inform themselves of all existing site conditions and limitations and shall include in tender, sums to cover cost of all items included in the Contract Documents.
- 3.2 The Contractor shall accept sole responsibility for any error or neglect on their part in this respect.

PART 4 DISCREPANCIES, OMISSIONS

- 4.1 Bidders finding discrepancies in, or omissions from drawings, specifications or other documents or having any doubt as to the intent of any part thereof, shall at once notify the Consultant, who will send written instructions or explanations to all bidders. Neither the Owner nor Consultant will be responsible for oral instructions.
- 4.2 All questions must be submitted at least 2 working days in advance of the closing date. No claims for extra work or changes will be authorized to the Contractor for failing to obtain clarification of drawings and specifications before submitting Tender.

PART 5 AMENDMENTS

- 5.1 Amendments may be issued during the Tender period. All Amendments become part of the Contract Documents. Include costs in the Tender Price. Amendments will be issued at least **two** working days prior to closing date.

PART 6 DIRECTIONS

- 6.1 Completely fill in all blank spaces in the Tender Form and state numbers in words as well as figures where applicable.
- 6.2 Stipulated sum shall be in Canadian Dollars. The stipulated sum **shall not** include the Goods and Services Tax surcharge.
- 6.3 Tender shall be signed in longhand by Bidder and witnessed, in case of Corporation, by its proper officers and with Corporate Seal affixed.
- 6.4 Complete Tender shall be without interlineations, erasures or alterations. Tenders which are late or which otherwise fail to comply with requirements of the Tender Documents shall be considered informal and subject to rejection.
- 6.5 The Owner reserves the right to accept or reject any or all of the tenders received.

PART 7 PROJECT SCHEDULING

- 7.1 As noted on the Tender Form the **Work of this contract must be completed as follows:**

The contractor will be granted access to the site to commence construction alterations on site February 17, 2026 and shall achieve substantial completion for occupancy not later than April 22, 2026.

- 7.2 No extensions to this schedule will be considered due to the booking of the ECA Centre.

PART 8 BUILDING PERMIT

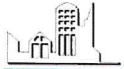
- 8.1 The owner has applied for and will pay for the building permit.

PART 9 GENERAL

- 9.1 The contractor shall be responsible for obtaining ESA permits and ESA inspections of the work this contract.
- 9.2 The contractor shall ensure the plumbing subcontractor has a current Clarington plumbing licence.
- 9.3 Water and power may be obtained from the existing building at a location approved by the owner.
- 9.4 Contractor shall be responsible for providing and maintaining temporary sanitary facilities for their staff.
- 9.5 Contractor is responsible for maintaining dust control measures to isolate the active construction zone.

PART 10 LIST OF ATTENDEES MANDATORY SITE MEETING HELD NOV. 25, 2025

- 10.1 The list of attendees is enclosed herein.

**SIGN-IN SHEET**

PROJECT NAME: ECA WASHROOM ALTERATIONS

TIME: Nov. 25, 2025

NAME	COMPANY	TELEPHONE NUMBER	EMAIL
Richard Prendergast	Seamless Contractors	289 423 6287	r.prendergast3@gmail.com
Bernie Zwicker	Zwicker Contracting	289 404 1245	zwickercontracting@yahoo.com
Christopher Tonon	Rutherford Contracting	416 300 4409	tenders@ruthcon.ca
Fabio Tedesco	Associated Building Restoration Ltd.	416 738 0611	abr ltd@rogers.com
Mohammad Reza Maleki	Merit Restoration	647 226 0011	estimator@meritfinishing.ca
Amir	SE7EN HILLS INC.	416-477-3736	info@se7enhills.ca
Sandeep Singh	Dream Living construction inc	647 673 6050	info@dreamlivingconstruction.com
Dhruvil Rashiwala	Renolux Restore	437 799 7778	dhouvil@renoluxrestore.ca
Kristi Havale	Icon Builder Inc.	647 707 6687	kristi@iconbuilder.ca
Jurgen Lulo	Constructio Inc	416 587 6266	info@constructio.ca
Don Dart	Carbon Contracting Inc	705 928 2409	dondart@carbonconstructing.net
Sama	Puzzle Homes	647 971 9325	info@puzzlehomes.ca
Thisura Ariyapara	Snyder Construction	365 880 7972	snyderconstruct.office@gmail.com ari.snyder@gmail.com
Atinderjeet Singh	Amazing Construction Ltd.	416 902 0556	info@amazingconstruction.ca
Jay Topuzlar	Gay Group of Companies Gay Construction	905 213 0915	jtopuzlar@gaygroupco.com
Brandon Bortolazzo	Danco	905 447 5338	brandon@dancocontractors.com
Chris Gerrits	Gerr Constuction	905 260 0246	Ngerrits@gerrcon.com
Jan Su	ProModel Construction Inc.	807 629 0673 905 971 6110	info@promodel.ca
Dan Baxter	W.S. Morgan Construction Ltd.	705 746 9686	tender@wsmorgan.com
Ibrar Bashir	MJK Construction	647 803 5584 905 671 1111	lbrar@mjkconstruction.ca



202-325 LAKE ROAD, BOWMANVILLE, ONTARIO L1C 4P8

WWW.JRFREETHY.COM

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END OF SECTION 00100

THE CENTRAL LAKE ONTARIO CONSERVATION AUTHORITY
FORM OF TENDER C2025-36
FOR
ECA WASHROOM ALTERATIONS
7274 HOLT ROAD NORTH RUSS POWELL EDUCATION CENTRE
ENNISKILLEN, ONTARIO.

1. Having carefully examined the:

INSTRUCTIONS TO BIDDERS

THE GENERAL CONDITIONS OF THE CONTRACT
(Canadian Standard Construction Document
CCDC 2, 2020 Stipulated Price Contract)

SUPPLEMENTARY CONDITIONS

DRAWINGS AND SPECIFICATIONS AND

ADDENDUM NO. _____ DATED _____

ADDENDUM NO. _____ DATED _____

ADDENDUM NO. _____ DATED _____

ADDENDUM NO. _____ DATED _____

as prepared by the Consultant J. R. Freethy Architect, and having visited the Project site; we, the undersigned, hereby offer and agree to furnish all and every kind of labour, scaffolding, tools, implements, machinery, plant, services and materials required to complete in a satisfactory and workmanlike manner all the work required to complete the above project in accordance with the said Documents for the stipulated sum of:

\$ _____

Plus 13% HST in the amount of \$ _____

in lawful money of Canada if notified of the acceptance of this offer within 30 days of the time set for the opening of Tenders. We hereby agree that this offer shall remain open for the said time whether any other Tender has previously been accepted or not.

1. In submitting this Tender, we recognize your right to accept any Tender at the price submitted or to reject any or all Tenders.
2. We agree that if this Tender is accepted, we will execute whatever additional or extra work may be required and make any deductions from the said work in strict conformity in all respects with the requirements of the above Contract Documents in accordance with the general and supplementary conditions of the Contract Documents.

VALUATION OF CHANGES

- 3.1 Where changes in the work are made after award of contract, we agree to provide quotations of the proposed changes at the Subcontractor's costs plus five percent (5%) for overhead and five percent (5%) for profit plus ten percent (10%) for our overhead and profit. If the work is to be done by our own forces (not by subcontract) our overhead of ten percent (10%) and profit of five percent (5%) will be added to the costs.

4.0 TIME OF COMPLETION

- 4.1 I/WE the undersigned, have read, PROJECT SCHEDULING in the INSTRUCTION TO BIDDERS and understand that the Work of this contract must be completed in accordance with the stipulated time frames therein.
- 4.2 I / WE clearly understand that the Owner will maintain a fully operational facility until February 16, 2026 which will then resume April 23, 2026.

5.0 SUBCONTRACTORS

- 5.1 We list below the names of the Subcontractors to whom we propose to sublet the mechanical and electrical trades.

Mechanical _____

Subcontractor's Tender \$ _____
(excluding HST)

Electrical _____

Subcontractor's Tender \$ _____
(excluding HST)

6.0 SUBSTANTIAL PERFORMANCE

- 6.1 Bidders acknowledge that following the date of Substantial Performance of the Contract and the subsequent release of the basic holdback under the Construction Lien Act, all sums being retained for finishing work under the Contract will be payable only when the Contract has been deemed to be totally completed **and subject to the retention of a separate finishing work holdback, all as Provided in the Construction Lien Act latest revision.**

7.0. TAKEOVER PROCEDURES

- 7.1 Bidders are advised to refer to OAA / OGCA Document 100, Takeover Procedures, which will apply to the closing stages of the Construction Contract together with these Contract Documents.

I/ We certify that I / We have the authority to bind the Company:

Name of Signing Officer (s)

Signature(s)

Telephone Number of Signing Officer

Name of Company

Address of Company

HST Registration Number:

Corporate Seal

Dated: