



ADDENDUM # 1

August 18, 2026

Questions concerning Tender: **Interior Demolition, Design & Interior Build
Stewiacke Public Works Office Building**

TOWN OF STEWIACKÉ STEW-2026-05

Question: Is there a scheduled site visit?

Answer: no, that can be arranged as requested by the interested proponent.

Question: Are there drawings, floor plans, specifications, electrical, plumbing design that can be provided?

Answer: no, a site visit is recommended, due to lack of building documentation.

Question: Will bidders be expected to prepare their own subcontractor schedule?

Answer: Bidders are required to provide a schedule for the subcontractors they will utilize for the project.

Question: Please confirm whether bidders are required to submit any additional documents relating to

- Workers' Compensation Board of Nova Scotia clearance;
- COR/SECOR or other safety certification;
- contractor licences or registrations;
- safety program documentation; or
- any other mandatory qualification requirements not specifically listed in the tender document.

Answer: no, not required. If interested in attaching Workers' Compensation Board of Nova Scotia clearance, they are welcome to.

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Question: Could you please advise whether the Town has an anticipated construction start date, required substantial-completion date, or final completion deadline for the project?

Answer: The budget year is April 2026-March 31, 2027, The town is hoping the project will be completed by the end of this year (March 2027).

Question: Could you please clarify whether the proposed interior design, drawings, or other documentation must be prepared, reviewed, or stamped by a licensed architect, professional engineer, or another designated design professional?

Answer: It is not required for the submission phase, but during the build designs will need to be proofed and stamped by a designated professional.

Question: Is the entire design to be done by our company? Or are there standard finishes/colours for flooring, walls, ceilings, doors, hardware, millwork, lighting, plumbing fixtures, electrical, communications, fire protection and HVAC?

Answer: There are no standards highlighted, it is recommended to proceed with the most cost-effective finishes.

Question: Is the new layout only to consist of 2 new barrier free washrooms, leaving the remaining interior open for future work?

Answer: Yes, 2 barrier free washrooms are required, but the rest of the space is open concept for future offices/rental space.

Question: Is there a sprinkler requirement?

Answer: No, a sprinkler is not required.

Question: Is the ventilation, plumbing, heating & cooling components is only for the 2 new washrooms, as the final layout/occupancy of the remaining floorspace is unknown?

Answer: This is for the entirety of the building, not just the washrooms. Plumbing is not required to be completed redone, but it may need to be moved depending on washroom locations.

Answer:

Question: Under the Team Composition section, the tender requests information regarding key personnel and references client information, reference-project

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scope, complexity, duration, and the proposed individual's role. Could you please clarify whether this information is required for each proposed key person/consultant, in addition to the three corporate references requested separately?

Answer: If you provide key personal / contractor information and are happy to use the projects you list as references as well, that will suffice both sections if it is clearly communicated in your submission.

Question: For the optional exterior work, are there any available inspection reports, dimensions, photographs, specifications, or assessments relating to the brick masonry, chimney, soffit, peaked roof, and concrete steps that bidders should use in preparing the separate exterior estimate?

Answer: there are not.

Question: What is the address for this building?

Answer: 103 Main Street East, Stewiacke, NS.

Question: Is there a Hazmat survey readily available?

Answer: Yes, it can be emailed if requested.

