



**B&GCO - Prince of Wales Clubhouse**  
**1463 Prince of Wales Drive**  
**OTTAWA, ONTARIO**

Issue Date: 6-Oct-17  
 Revision #: 6  
 Revision Date: 1-Feb-18

**TENDER DOCUMENT SUMMARY**

**ALL DOCUMENTS LISTED BELOW, IN THEIR ENTIRETY, FORM THE COMPLETE TENDER DOCUMENT PACKAGE FOR THIS TENDER PROGRAM. IF YOU ARE NOT IN POSSESSION OF ANY DOCUMENTS LISTED BELOW, PLEASE CONTACT THE TAL-CO ASSIGNED PROJECT ADMINISTRATOR IMMEDIATELY.**

Description	Sub-trade Estimators Input	
	Rec'd	Comments
<b>ITEM #1</b> Invitation to Tender as issued by TAL-CO BUILDING INNOVATIONS December 21, 2017.		
<b>ITEM #2</b> Front End Tender Documentation as issued by TAL-CO BUILDING INNOVATIONS.		
<b>ITEM #3</b> Tender Instructions as issued by TAL-CO BUILDING INNOVATIONS.		
<b>ITEM #4</b> Tender Form as issued by TAL-CO BUILDING INNOVATIONS. Refer to the Front End Documentation		
<b>ITEM #5</b> Discipline Specific Scope of Work as issued by TAL-CO BUILDING INNOVATIONS and posted to www.tal-co.com.		

**ITEM #6** Architectural ISSUED FOR CONSTRUCTION Drawings prepared by Hobin Architecture Incorporated.

Drawing #	Revision #	Description	Dated	Sub-trade Estimators Input	
				Rec'd	Comments
A0.01	3	Drawing Code Matrix	21-Dec-17		Issued for Construction
D1.01	5	Basement/Foundation Demolition	21-Dec-17		Issued for Construction
D1.02	5	Ground Floor Demolition	21-Dec-17		Issued for Construction
D1.03	5	Roof Plan Demolition	21-Dec-17		Issued for Construction
D1.04	5	Ground Floor Ceiling Demolition	21-Dec-17		Issued for Construction
A1.00	9	Site Plan	21-Dec-17		Issued for Construction
A1.01	5	Standard Notes & Assemblies	21-Dec-17		Issued for Construction
A2.01	6	Basement Renovation Plan	21-Dec-17		Issued for Construction
A2.02	7	Renovation Ground Plan	21-Dec-17		Issued for Construction
A2.03	6	Renovation Roof Plan	21-Dec-17		Issued for Construction
A2.04	6	Ground Floor Reflected Ceiling Plan	21-Dec-17		Issued for Construction
A3.01	7	Elevations South and West	21-Dec-17		Issued for Construction
A3.02	7	Elevations North and East	21-Dec-17		Issued for Construction
A3.03	2	Elevations Window Schedule	21-Dec-17		Issued for Construction
A4.01	5	Building Sections	21-Dec-17		Issued for Construction
A4.02	5	Building Sections	21-Dec-17		Issued for Construction
A4.03	5	Building Sections	21-Dec-17		Issued for Construction
A5.01	2	Vertical Details	21-Dec-17		Issued for Construction
A5.02	2	Vertical Details	21-Dec-17		Issued for Construction
A6.01	2	Plan Details	21-Dec-17		Issued for Construction
A6.02	2	Plan Details	21-Dec-17		Issued for Construction
A7.01	3	Stairs and Guardrails	21-Dec-17		Issued for Construction
A7.02	1	Stairs and Guardrails	21-Dec-17		Issued for Construction
A8.01	3	Ground Floor Finishes	21-Dec-17		Issued for Construction
A8.02	3	Renovation Interior Elevations Millwork	21-Dec-17		Issued for Construction
A8.03	4	Renovation Interior Elevations Millwork	21-Dec-17		Issued for Construction
A8.04	4	Renovation Interior Elevations Millwork	21-Dec-17		Issued for Construction

A8.05	3	Renovation Interior Elevations Millwork	21-Dec-17		Issued for Construction
A8.06	3	Addition Interior Elevations Millwork	21-Dec-17		Issued for Construction
A8.07	3	Addition Interior Elevations Millwork	21-Dec-17		Issued for Construction

**ITEM #7** Structural Phase One Drawings prepared by Cunliffe & Associates

Drawing #	Revision #	Description	Dated	Sub-trade Estimators Input	
				Rec'd	Comments
S01	2	General Notes	14-Dec-17		Issued for Construction
S02	2	Typical Details	14-Dec-17		Issued for Construction
SD1	2	Basement Demo Plan	14-Dec-17		Issued for Construction
SD2	2	Ground Floor Demo Plan	14-Dec-17		Issued for Construction
SD3	2	Roof Demo Plan	14-Dec-17		Issued for Construction
SN1	2	Basement Plan - New Work	14-Dec-17		Issued for Construction
SN2	2	Ground Floor Plan - New Work	14-Dec-17		Issued for Construction
SN3	2	Roof Plan - New Work	14-Dec-17		Issued for Construction
S200	2	Building Elevations	14-Dec-17		Issued for Construction
S201	2	Building Elevations	14-Dec-17		Issued for Construction
S300	2	Sections & Details	14-Dec-17		Issued for Construction
S301	2	Sections & Details	14-Dec-17		Issued for Construction

**ITEM #8** Structural Phase Two Drawings prepared by Cunliffe & Associates

Drawing #	Revision #	Description	Dated	Sub-trade Estimators Input	
				Rec'd	Comments
S00	1	Seismic Data	27-Oct-17		Issued for Permit
S01	1	General Notes	27-Oct-17		Issued for Permit
S02	1	Typical Details	27-Oct-17		Issued for Permit
S100	1	Foundation Plan	27-Oct-17		Issued for Permit

S101	1	Ground Floor Plan	27-Oct-17		Issued for Permit
S102	1	Roof Plan	27-Oct-17		Issued for Permit
S300	1	Sections & Details	27-Oct-17		Issued for Permit
S301	1	Sections & Details	27-Oct-17		Issued for Permit
S302	1	Sections & Details	27-Oct-17		Issued for Permit
S303	1	Plate Details	27-Oct-17		Issued for Permit

**ITEM #9** Mechanical Consultants Phase One Drawings prepared by Bekolay & Associates

Drawing #	Revision #	Description	Dated	Sub-trade Estimators Input	
				Rec'd	Comments
M1 of 6	3	Demolition - Ground Floor HVAC	22-Dec-17		Issued for Pricing
M2 of 6	3	Ground Floor HVAC Modifications	22-Dec-17		Issued for Pricing
M3 of 6	3	Basement Plumbing Demolition	22-Dec-17		Issued for Pricing
M4 of 6	3	Ground Plumbing Demolition	22-Dec-17		Issued for Pricing
M5 of 6	3	Basement Plumbing Modifications	22-Dec-17		Issued for Pricing
M6 of 6	3	Ground Plumbing Modifications	22-Dec-17		Issued for Pricing

**ITEM #10** Mechanical Consultants Phase Two Drawings prepared by Bekolay & Associates

Drawing #	Revision #	Description	Dated	Sub-trade Estimators Input	
				Rec'd	Comments
M1 of 6	2	Demolition - Ground Floor HVAC	27-Oct-17		Issued for Phase Two Permit
M2 of 6	2	Ground Floor HVAC Modifications	27-Oct-17		Issued for Phase Two Permit
M3 of 6	2	Basement Plumbing Demolition	27-Oct-17		Issued for Phase Two Permit
M4 of 6	2	Ground Plumbing Demolition	27-Oct-17		Issued for Phase Two Permit
M5 of 6	2	Basement Plumbing Modifications	27-Oct-17		Issued for Phase Two Permit
M6 of 6	2	Ground Plumbing Modifications	27-Oct-17		Issued for Phase Two Permit

**ITEM #11** Electrical Consultant's Phase One Drawings prepared by Bekolay & Associates

Drawing #	Revision #	Description	Dated	Sub-trade Estimators Input	
				Rec'd	Comments
E1 of 8	4	Electrical Site Plan	22-Dec-17		Issued for Pricing
E2 of 8	4	Basement Part Plans, Demolition, Power & Lighting	22-Dec-17		Issued for Pricing
E3 of 8	4	Ground Floor Power & Lighting Demolition Plan	22-Dec-17		Issued for Pricing
E4 of 8	4	Proposed Ground Floor Power & Systems Plan	22-Dec-17		Issued for Pricing
E5 of 8	4	Proposed Ground Floor Lighting Plan	22-Dec-17		Issued for Pricing
E6 of 8	4	Panel Schedules Single Line Diagram	22-Dec-17		Issued for Pricing
E7 of 8	4	Legends, Lighting Schedules & Specifications	22-Dec-17		Issued for Pricing
E8 of 8	4	Electrical Site Plan	22-Dec-17		Issued for Pricing

**ITEM #12** Electrical Consultant's Phase Two Drawings prepared by Bekolay & Associates

Drawing #	Revision #	Description	Dated	Sub-trade Estimators Input	
				Rec'd	Comments
E1 of 8	3	Electrical Site Plan	26-Oct-17		Issued for Building Permit (Phase Two)
E2 of 8	3	Basement Part Plans, Demolition, Power & Lighting	26-Oct-17		Issued for Building Permit (Phase Two)
E3 of 8	3	Ground Floor Power & Lighting Demolition Plan	25-Oct-17		Issued for Building Permit (Phase Two)
E4 of 8	2	Proposed Ground Floor Power & Systems Plan	26-Oct-17		Issued for Building Permit (Phase Two)
E5 of 8	2	Proposed Ground Floor Lighting Plan	26-Oct-17		Issued for Building Permit (Phase Two)
E6 of 8	3	Panel Schedules Single Line Diagram	26-Oct-17		Issued for Building Permit (Phase Two)

E7 of 8	3	Legends, Lighting Schedules & Specifications	26-Oct-17		Issued for Building Permit (Phase Two)
E8 of 8	2	Electrical Site Plan	26-Oct-17		Issued for Building Permit (Phase Two)

**ITEM #13** Reports

Drawing #	Revision #	Description	Dated	Sub-trade Estimators Input	
				Rec'd	Comments
N/A	N/A	Asbestos Audit Report	26-Apr-06		Seacor Environmental Inc. - 23 Pages
N/A	N/A	Type II Building Condition Audit Report	10-Sep-14		Halsall - 68 Pages
N/A	N/A	Geotechnical Investigation - Proposed Gymnasium Addition and Exterior Ice Rink	23-Mar-17		Houle Chevrier Engineering Ltd. - 35 Pages
N/A	N/A	Limited Phase Two Environmental Assessment	25-May-17		Houle Chevrier Engineering Ltd. - 75 Pages
N/A	N/A	Designated Substances Survey	26-Jul-17		DST Consulting Engineers Inc. - 40 Pages

**ITEM #14** Supplemental Instructions

S.I. #	Drawing #	Description	Dated	Sub-trade Estimators Input	
				Rec'd	Comments
1	A2.02	Deletion of Electrical Closet	8-Dec-17		Issued by Hobin Architecture
2	IB-S02-SK1	Lintel Clarification	5-Jan-18		Issued by Hobin Architecture
3	IB-S01-A-SK1	Masonry Re-Bar Modification	8-Jan-18		Issued by Hobin Architecture
4	Various	Revised Issued for Construction Drawings & Updated Specifications - Cost Savings	18-Jan-18		Issued by Hobin Architecture

5	N/A	Temporary Shoring on Damaged Concrete Beam	18-Jan-18		Issued by Hobin Architecture
6	N/A	Additional and updated Specifications for Fibre Cement Panel and Metal Siding	22-Jan-18		Issued by Hobin Architecture
7	N/A	Updated Door Specifications & Schedule	25-Jan-18		Issued by Hobin Architecture
8	Various	Updated Structural Drawings – Phase 1	26-Jan-18		Issued by Hobin Architecture
9	Various	Update to Structural Drawings – Phase 2	26-Jan-18		Issued by Hobin Architecture
10	IB-S04-SK2 & IB-S04-SK3	Repair to damaged concrete beam at Grid 10/b-c	29-Jan-18		Issued by Hobin Architecture

**END**