



First Real Properties Ltd.  
100 King Street West  
Hamilton, Ontario, L8P 4V3, Canada

**REQUEST FOR TENDER – CONTRACTOR SERVICES  
FOR  
STELCO TOWER 6<sup>TH</sup> FLOOR INTERIOR OFFICE SPACE DEMOLITION AND ABATEMENT  
100 KING STREET WEST, HAMILTON, ONTARIO**

**INSTRUCTIONS TO BIDDERS**

**1.0 SCOPE OF WORK**

Provide all labour, materials, equipment necessary to Demolish and Remove Existing Interior Office Space, including Abatement Services as specified in the Tender Documents, Specifications, and Appendices.

Proponents are required to carry ENVIRO-CORE as sub-trade for the necessary Abatement Services.

**ENVIRO-CORE INC.**  
P.O. Box 57058, Hamilton, Ontario L8P 4W9  
(905) 527-1892

**2.0 TENDER SCHEDULE**

Selected Bidders are invited to submit their bid for the above noted project as per the following dates:

<b>TENDER ISSUANCE</b> (Thursday July 3rd, 2025)
<b>MANDATORY SITE VISIT</b> (Monday July 7th, 2025 / 10:00 AM)
<b>INTENTION TO BID</b> (Tuesday July 8th, 2025 / 12:00 PM)
<b>ENQUIRIES DEADLINE</b> (Friday July 11th, 2025 / 4:00 PM)
<b>ADDENDA ISSUANCE</b> (Tuesday July 15th, 2025 / 4:00 PM)
<b>TENDER SUBMISSION</b> (Tuesday July 22nd, 2025 / 4:00 PM)
<b>TENDER AWARD</b> (Thursday July 24th, 2025)

**3.0 MANDATORY PRE-BID SITE VISIT**

Mandatory Site Visit will be held on Monday July 7th, 2025 at 10:00 am. Bidders shall meet at the lobby of 100 King Street West.

### **3.0 INTENTION TO BID**

Bidders are required to confirm Intention to Bid, via e-mail to Allison Drennan, [allison.drennan@yalecanada.com](mailto:allison.drennan@yalecanada.com) no later than Tuesday July 8th, 2025 at 12:00 pm.

### **4.0 QUESTIONS REGARDING THIS RFP**

Questions regarding this RFP must be submitted in writing only, via e-mail to Allison Drennan, [allison.drennan@yalecanada.com](mailto:allison.drennan@yalecanada.com) no later than Friday July 11th, 2025 at 4:00 pm.

### **5.0 ADDENDA**

All addenda to this RFP will be submitted directly to the Bidders via e-mail. Addenda will not be posted until after the date of questions has closed. The deadline for addenda issuance will be Tuesday July 15th, 2025 at 4:00 pm.

### **6.0 TENDER SUBMISSION**

All Bidders must submit (one) 1 electronic submission in PDF format, via e-mail to Allison Drennan, [allison.drennan@yalecanada.com](mailto:allison.drennan@yalecanada.com) no later than Tuesday July 22nd, 2025 at 4:00 pm.

### **7.0 TENDER AWARD**

The successful Bidder will be notified of Award of Contract via email on Thursday July 24th, 2025.

### **8.0 FORM OF CONTRACT**

Any contract arising from this Invitation to Tender will use the CCDC 2 – 2020 Stipulated Price Contract (not bound in the tender documents) and Supplementary Conditions.

**End of Instructions to Bidders**

1.0 PROJECT  
Title:  
STELCO TOWER BUILDING 6<sup>TH</sup> FLOOR INTERIOR OFFICE SPACE DEMOLITION AND ABATEMENT  
  
Location:  
100 KING STREET WEST, HAMILTON, ONTARIO

2.0 BIDDER  
  
Name: \_\_\_\_\_  
(Hereinafter referred to as the “Bidder”)  
  
Address: \_\_\_\_\_  
(including postal code)  
\_\_\_\_\_  
  
Contact Name: \_\_\_\_\_  
  
Telephone No: \_\_\_\_\_  
  
Facsimile No: \_\_\_\_\_  
  
Email Address: \_\_\_\_\_

3.0 OWNER  
  
The Owner is First Real Properties Ltd. 100 King Street West, Hamilton, Ontario, L8P 4V3, hereinafter referred to as the “Owner”.

4.0 OFFER  
  
4.1 The Bidder, having examined the Bid Documents and having gained full knowledge of the scope, character and location of the work and having become familiar with the local conditions, hereby offers to the Owner to execute the Work for the above noted project in accordance with the Bid Documents for the amount of: \_\_\_\_\_ dollars  
  
(\$ \_\_\_\_\_), the contract price, which price shall be subject to adjustments as may be provided in the Tender Documents. The contract price excludes the Harmonized Sales Tax (HST).

4.2 The Contractor is required to provide a breakdown of the above noted contract price to identify the following:  
  
Demolition (\$ \_\_\_\_\_ + HST)  
Abatement (\$ \_\_\_\_\_ + HST)

4.3 The Contractor acknowledges that the owner, prior to contract award, negotiate changes to the scope of work with the lowest qualified bidder to meet budgetary limitations without having any duty or obligation to advise any other bidders or to allow them to vary their bid prices due to changes to the scope of work.

5.0 ADJUSTMENTS TO CONTRACT PRICE  
  
5.1 The Contractor further offers to carry out any changes to the work authorized by the Owner and to be compensated as provided in the General Conditions.

6.0 SCHEDULE  
  
6.1 Anticipated work commencement: July 28<sup>th</sup>, 2025. Substantial Performance: September 1<sup>st</sup>, 2025.

7.0 ADDENDA  
  
7.1 Any addenda issued by the Owner shall become part of the Bid Documents.  
  
7.2 The Contractor acknowledges receipt of the following addenda and confirms that the Bid has been prepared in accordance therewith:

Addendum No.	Dated	No. of Pages
_____	_____	_____
_____	_____	_____

**8.0 SUBCONTRACTORS**

**8.1** The Contractor confirms that the following is a list of all the subcontractors who will be employed for the Work. No other subcontractors will be employed unless prior written approval is received from the Owner.

<u>Name of Subcontractor</u>	<u>Item of Work</u>
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**9.0 SIGNATURES**

**SIGNED, SEALED, AND DELIVERED by the Contractor:**

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(Contractor's Name)

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(Legal Signing Authority)

(Corporate Seal)

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(Print Name and Title)

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(Date)

**End of Bid Form**

## **APPENDICES**

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### **DRAWINGS**

**DEMO ARCHITECTURAL DRAWINGS -100 KING ST WEST 6<sup>th</sup> FLOOR - IFT**

**DEMO MECHANICAL DRAWINGS -100 KING ST WEST 6<sup>th</sup> FLOOR - IFT**

**DEMO ELECTRICAL DRAWINGS -100 KING ST WEST 6<sup>th</sup> FLOOR - IFT**

### **DOCUMENTS**

**DESIGNATED SUBSTANCE SURVEY (DSS) – 6<sup>TH</sup> FLOOR (PREPARED BY ENVIRO-CORE INC.)**

**End of Appendices**