



RCMP

Renovations to Government of Canada Building in Port Hawkesbury, NS

Reference M4000-7-1451

CAN WE BID

VERIFY

Nothing blocks a bid in the text; 3 of 12 commercial gates are still to verify. Not found: WCB / workers comp, COR (certificate of recognition), Completion time.

CLOSES

Tuesday, August 4, 2026 at 2:00 pm Atlantic p. 1, closed 30 days ago.

BIGGEST RISK

Scope is not submit-ready. Takeoff incomplete: 10 included line(s) need a measured quantity or a human decision. GATE

CLOSING · CLOSED 30 DAYS AGO

Tuesday, August 4, 2026

2:00 pm Atlantic p. 1

SITE VISIT

not found (verify)

BID FORM

mixed (lump sum + unit prices)

confidence: high

COMPLETENESS

7 of 7 categories resolved

MUST VERIFY BY HAND

14 items

listed at the end

SUBMIT-READY

BLOCKED

Takeoff incomplete: 10 included line(s) need a measured quantity or a human decision

1 Can we bid

compliance snapshot

Closing	2026-08-04 (August 4, 2026) at 2:00 pm Atlantic p. 1 [base key_dates]
Commercial gates present	Bid bond, Bid security, Performance bond, Labour & material payment bond, Insurance, Licence, Prequalification, Security clearance, References
Gates unresolved (verify)	WCB / workers comp, COR (certificate of recognition)
Mandatory (pass/fail) requirements	1 structured (M-numbered) requirement(s) + 16 pass/fail signal(s); see Eligibility below
Submission	email only p. 7

COMMERCIAL GATES (BONDS, INSURANCE, LICENSING)

Bid bond	PRESENT p. 13	Bid security	PRESENT p. 3	Performance bond	PRESENT p. 13
			REFERENCED p. 5-6 p. 13 p. 27 p. 55		p. 17

Labour & material payment bond	PRESENT p. 14 p. 17	Insurance	PRESENT p. 15 p. 20 p. 26 p. 32–33 p. 55	WCB / workers comp	NOT FOUND verify
COR (certificate of recognition)	NOT FOUND verify	Licence	PRESENT p. 17	Prequalification	PRESENT p. 3
Security clearance	PRESENT p. 13 p. 20 p. 27 p. 34	References	PRESENT p. 23	Insurance limits	\$5,000,000, \$10,000,000
Completion time	NOT FOUND verify				

2 Mandatory requirements

pass/fail, quoted from the document

ITEM	REQUIREMENT	PAGE
M1	The Bidder must have recently completed at least 2 separate construction projects, each project must meet the following requirements: 1. The construction was completed within the last 4 years from date of solicitation closing date; and 2. The construction was for a law enforcement, government or *institutional buildin...	p. 24

MANDATORY-LANGUAGE SIGNALS

- DISQUALIFIED** Failure to provide the information within such specified period will render a bid or offer non-responsive, or the supplier otherwise disqualified for award of a contract. b. p. 26
- REJECTED** Bids submitted by Suppliers of a Non-Trading Partner will be rejected. p. 2
- REJECTED** Solicitation No.: M4000-7-1451 Page 7 of 55 by Suppliers of a Non-Trading Partner will be rejected. p. 7
- WILL NOT BE CONSIDERED** Requests for exchange rate fluctuation risk mitigation will not be considered. p. 9
- WILL NOT BE CONSIDERED** Bonds failing the verification process will NOT be considered to be valid. e. Supplementary Conditions f. Any amendment issued or any allowable Phase One or Phase Two bid revision received before the... p. 17
- FAILURE TO COMPLY** Failure to comply with this requirement may result in the bid being declared non-responsive. 5. Further instructions related to enquiries during the Phase Two period will be released to Phase One res... p. 7
- FAILURE TO COMPLY** Failure to comply with any of the above provisions may result in the rejection of the non-responsive revision(s) only. p. 10
- FAILURE TO PROVIDE** Failure to provide the information within such specified period will render a bid or offer non-responsive, or the supplier otherwise disqualified for award of a contract. b. p. 26
- MANDATORY** Failure to meet any or all of the Phase One mandatory requirement(s) will render the Phase One bid non-responsive and no further consideration will be given to the Phase One bid. 3. The responsive P... p. 10
- MANDATORY** The successful Bidder's personnel, as well as any subcontractor and its personnel, who are required to perform any part of the Work pursuant to the subsequent contract must meet the mandatory securit... p. 13
- MANDATORY** The Bidder is requested to respond to the Mandatory Requirements using the table formats below. c. Listing experience without providing any supporting data to describe where and how such experience w... p. 22
- MANDATORY** MANDATORY REQUIREMENTS At Phase One bid closing time, the Bidder must : a. comply with the following Mandatory Requirements; and b. provide the necessary documentation to support compliance. Any Phas... p. 24
- MINIMUM** The Bidder must ensure the subject line of the email identifies the electronic Phase One bid submission and should include at minimum the solicitation number. p. 7

- **MINIMUM** The Bidder must ensure the subject line of the email identifies the electronic Phase Two bid submission, and should include at minimum the solicitation number. [p. 8](#)
- **MINIMUM** The Bidder must ensure the subject line of the email identifies the electronic revision of bid submission and should include at minimum the solicitation number. [p. 9](#)
- **MINIMUM** (e) Damage to existing structure The policy must have the following minimum limits, unless otherwise approved by the Contracting Authority: (a) \$5,000,000 Each Occurrence Limit; (b) \$10,000,000 Gener... [p. 33](#)

Total mandatory-language hits across ALL keywords: 159 (2 most common shown here: must=79, shall=24 -- these do NOT sum to the total, other keywords make up the rest). Signals above are the top pass/fail matches only, capped; verify all obligations in context.

3 What is the work

readable text only; drawings flagged, never guessed

SPEC DIVISIONS IN PLAY

- Div 02 Existing Conditions [medium] [p. 33](#) [p. 55](#)

STATED QUANTITIES

- Stated area in text: 200 square meters [measured] [p. 24](#)
- Thermal value(s) stated: R-10, R-11 [measured] [p. 54](#)

TAKEOFF NEEDED **MEASURE BEFORE PRICING**

- Tear-off / removal area to structural deck [SQ] - Existing roofing/finishes removal area and number of existing layers; drives disposal and the waste-management line.
- Wall / floor / ceiling finished area [SF] - Renovation finishes area; measure from the architectural plans.
- Door / window / opening count [EA] - Count openings from the plans; each is a supply+install line.

12 scope line(s) identified, 3 flagged takeoff-needed; text coverage 76.4%.

4 What drives cost

requirements recast as price consequences

security clearance (mandatory requirement) [p. 1-6](#)

[p. 13](#) [p. 20](#)

Personnel and subcontractors require security clearance or screening. This adds vetting lead time and constrains crew selection; carry it as schedule impact and site overhead in your own estimate. Confirm the required clearance level before bidding.

occupied disruption (mandatory requirement)

[p. 49](#) [p. 53](#) [p. 55](#)

Work in an occupied or operational building; disruption must be minimized and work may be after-hours. Factor occupied-site or after-hours conditions into your own labour rate and schedule.

phasing (mandatory requirement) [p. 2-9](#)

Phased or staged execution. Adds mobilizations, protection between phases, and extended general conditions.

Bid price tax treatment

EXCLUDES applicable tax(es) (source wording; for a Nova Scotia bidder this is HST) [p. 29](#) -- do not embed it in the tendered amount; it is calculated/added separately. Quote the bid price BEFORE HST. Do not gross up your own cost buildup by HST when filling in the bid-form total; HST is added on top per the tender's own instructions.

SITE CONDITIONS

- Site condition: occupied -> modifier: occupied [p. 49](#) [p. 53](#) [p. 55](#)

SUPPLY RESPONSIBILITY

- Who supplies materials, labour, and equipment is not stated as a blanket rule anywhere in this document. Confirm supply responsibility line by line before pricing. [p. 5](#) [p. 33](#)

5 How must we price it

bid-form structure

Form type	mixed (lump sum + unit prices)	
Lump sum	PRESENT	p. 11 <i>Canada may, but will have no obligation to, request price support for any fees proposed (lump sum fees, unit prices, etc.) when there are l... (p. 11)</i>
Unit price	PRESENT	p. 10 p. 11 <i>A revision to a bid that includes unit prices must clearly identify the change(s) in the unit price(s) and the specific item(s) to which ea... (p. 10)</i> <i>in the case of error in the extension or addition of unit prices, the unit price will govern; c. (p. 11)</i>
Allowances	NOT DETECTED	
Note	Map your own cost buildup 1:1 onto whatever structure the actual bid form requires, or the bid may be found non-compliant.	

6 Key dates and files

DATE	WHEN	PAGE
closing/submission deadline	August 4, 2026 2:00 pm Atlantic	p. 1
mandatory site visit / meeting	not found (verify)	page not found
questions / RFI deadline	2026-07-28 COMPUTED: 5 WORKING DAY(S) BEFORE CLOSING (AUGUST 4, 2026)	p. 7
addendum / amendment date	not found (verify)	page not found
substitution / product approval deadline	2022-12-01 PREDATES CLOSING BY 3.7 YEARS, LIKELY BOILERPLATE, VERIFY	p. 2
issue / posting date	July 16, 2026 WEAK MATCH, VERIFY	p. 1

DRAWINGS AND COMPANION FILES

- Companion file NOT read: FR_M4000-7-1451.pdf

7 Submission, addenda, evaluation

Method	email only	p. 7
File-size cap	20 MB	p. 8
Copies	referenced	p. 11 p. 18 p. 20 p. 49 p. 53
Format	referenced	p. 7-9 p. 17 p. 51 p. 55

ADDENDA

- No addenda reconciliation found (verify whether any addenda were issued)

EVALUATION AND AWARD BASIS excerpts, verify in full context

evaluation PHASE TWO Following evaluation of Phase One bids, Bidders are advised of their competitive standing and responsive Phase One Bidders will be invited to submit a Phase Two bid. [p. 2](#)

evaluation Bid Documents SI03 Policy on Reciprocal Procurement SI04 Enquiries during the Solicitation Period SI05 Optional Site Visit SI06 Submission of Bid SI07 Revision of Bid SI08 Opening... [p. 3](#)

evaluation Following evaluation of Phase One bids, Bidders are advised of their competitive standing and responsive Phase One Bidders will be invited to submit a Phase Two bid. [p. 5](#)

evaluation Subsection GI16 Performance Evaluation: Delete: in its entirety Insert: GI16 intentionally left blank iii. Insert: GI19 Federal Prompt Payment for Construction Work Act The result... [p. 6](#)

responsive Failure to comply with this requirement may result in the bid being declared non-responsive. 5. Further instructions related to enquiries during the Phase Two period will be relea... [p. 7](#)

responsive All bids including such provision will render the bid non- responsive. 6. Bids sent in hard copy or transmitted by facsimile will not be accepted. 7. Electronic submissions: Timel... [p. 9](#)

evaluation SI08 OPENING OF BIDS / EVALUATION 1. [p. 10](#)

responsive Canada may, but will have no obligation to, request price support for any fees proposed (lump sum fees, unit prices, etc.) when there are less than 3 responsive Phase Two Bidders. [p. 11](#)

8 Must verify by hand

the reader could not stand behind these

- ☐ **Site visit not found:** confirm whether a mandatory site visit is required
- ☐ **Key date not found: mandatory site visit / meeting**
- ☐ **Computed date: questions / RFI deadline = 2026-07-28:** 5 working day(s) before closing (August 4, 2026)
- ☐ **Key date not found: addendum / amendment date**
- ☐ **Weak-signal date: issue / posting date = July 16, 2026:** low-confidence match on p. 1
- ☐ **Gate unresolved: Bid security:** present [p. 3](#) [p. 5-6](#) [p. 13](#) [p. 27](#) [p. 55](#); referenced, amount not in document
- ☐ **Gate unresolved: WCB / workers comp:** not found (verify)
- ☐ **Gate unresolved: COR (certificate of recognition):** not found (verify)
- ☐ **Image-only pages need OCR (text NOT read):** p. 34-46
- ☐ **Pages with tables (cell order may be mangled):** p. 1, 15-17, 22, 24-25, 27, 29, 32, 51
- ☐ **Companion language file NOT read:** FR_M4000-7-1451.pdf
- ☐ **Text coverage 76.4%:** a meaningful share of the document is unread
- ☐ **Takeoff needed on 3 scope line(s):** quantities live in drawings/scanned spec; a drawing-vision takeoff pass is required before pricing
- ☐ **Scope not submit-ready:** Takeoff incomplete: 10 included line(s) need a measured quantity or a human decision; reader coverage 76.4% below 85%; scanned pages may hide scope.

Completeness verdict. Brief covers 7 of 7 categories; 14 item(s) need human verification. Every fact above carries a page citation into your own document; anything the reader could not confirm is in section 8, not smoothed over. This brief is an extraction aid, not legal, bidding or pricing advice. Confirm the closing date on the cited page before you rely on it.