

February 7, 2025**Addendum No. 01****File Reference Number: RFP 2025 002****Title: Englehart Diesel Shop Building Upgrades****RE: Clarifications/Questions**

MANDATORY VIRTUAL SITE MEETING:

A Mandatory virtual site meeting was conducted on Tuesday, January 28, 2025, at 10:00 a.m.

Please find the virtual site meeting presentation provided with this Addendum at Appendix A.

QUESTIONS/CLARIFICATIONS:

Please refer to the following information/clarification:

Item 1: If we will not be able to meet the Phase 1 deadline, will we be charged liquidated damages? If so, when do the liquidate damages end? When we achieve Phase 1?

Answer: Please note that ONTC has now extended the Substantial Completion Date and Ready-for-Takeover Date for Phase I of the project. The new dates are as follows:

Request for Proposal Close	February 14, 2025
Phase I Start Date	February 2025
Phase I Substantial Completion Date	May 2, 2025
Phase I Ready-for-Takeover Date	May 9, 2025
Phase II Start Date	April 2025
Phase II Substantial Completion Date	July 21, 2025
Phase II Ready-for-Takeover Date	July 31, 2025

Please note that ONTC has now updated Part 4 – Proposal Form 10 – Schedule and Proposed Approach. Please replace Proposal Form 10 of the RFP package with the Proposal Form 10 attached to this Addendum at Appendix B. Proposals which do not include the proper Proposal Form 10 may not be considered.

Please refer to Section 10.4 of the Supplementary Conditions for information on Liquidated Damages.

Item 2: Drawing A1.0 – sub clause 6 states that the “rest of the building is still in operation”. Are there people working in the building while we are performing our work?

Answer: ONTC employees will be working only in the shop area. Other areas will not be occupied during construction.

Item 3: Sub clause 11 states that “below deck roof insulation and vapour barrier to be removed throughout entire building” please confirm that this is correct as D6 & D11 notes indicate this work will be completed in only certain areas of the building.

Answer: Below deck roof insulation and vapour barrier to be removed throughout entire building.

Item 4: Can you clarify that the schedule below is accurate:

- 1) Tender closing date is February 19, 2025
- 2) Tender Award date, Feb 24
- 3) Pre-tender meeting, Feb 25
- 4) Mobilize to site, Feb 26
- 5) Begin abatement/deconstruction work Feb 27
- 6) Order plumbing fixtures, electrical components, doors and windows Feb 24. These items are a minimum of 6 weeks (to be confirmed at time of order). This means that we are beyond the March 31 deadline and will not turnover the building interior.

Answer: Respondents shall assume the following dates:

- 1) Tender closing date is February 19, 2025
- 2) Tender Award date, March 3
- 3) Pre-Construction meeting, March 10
- 4) Mobilize to site, March 14
- 5) Begin abatement/deconstruction work March 17

This Addendum hereby forms part of the RFP.

Regards,

Ashley Commanda
Manager, Public Procurement
Ashley.commanda@ontarionorthland.ca

APPENDIX A



Englehart Diesel Shop Upgrade Virtual Site Meeting

January 28, 2025



Agenda:

1. Introduction.
2. Background information.
3. Schedule of Work.
4. Site Location Overview.
5. Review Scope of Work.



Introduction.

1. ONTC:
 - A. Esmail Zougari – Manager, Capital Project
 - B. Ashley Commanda – Procurement Manager
 - C. Abby Green– Project Manager Facilities



Background Information

The Diesel Shop, originally built in the 1974 and extended in 1992, it is now in need of repairs due to its age. In response to this, ONTC had made the decision to complete building upgrades and repurpose the facility to host the Ontario Northland Infrastructure Maintenance of Way crew.



Schedule of Work

The scope of work will be phased over two fiscal years and in two phases
(*Note – Ontario Northland’s Fiscal year runs from April 1 to March 31)

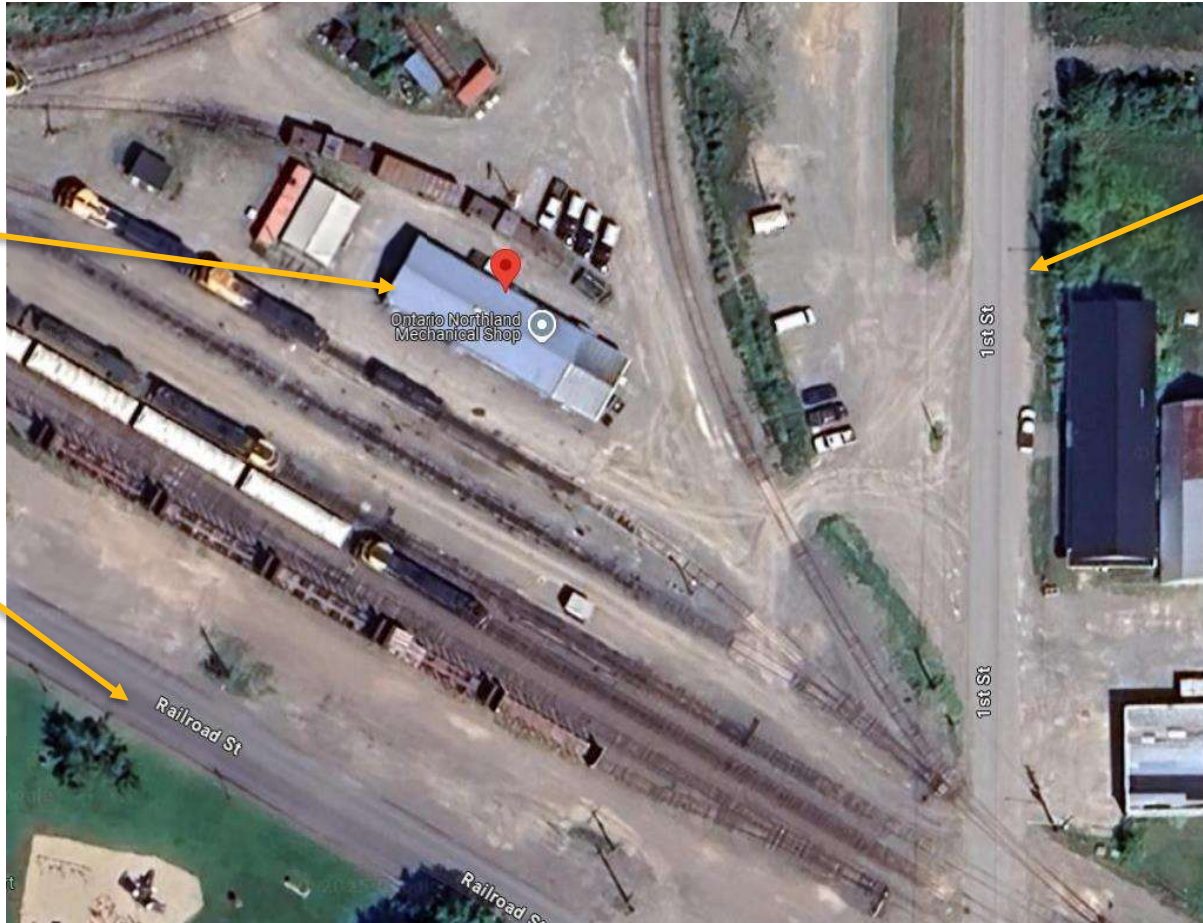
Phase I –

- February 2025 to March 31, 2025 (FY 2025),
- 40% of the Scope shall be completed during this Phase I
- Scope of Work: interior, mechanical and electrical upgrades

Phase II –

- April 2025 to July 31 2025 (FY 2026)
- 60% of the Scope shall be completed during this Phase II
- Scope of Work: exterior upgrades

Site Location



Englehart Diesel Shop

First Street

Railway Street

4517 Railroad St, Englehart, ON P0J 1H0

First Street Access





Designated Substance Survey

- A Designated Substance Survey (DSS) was completed in May 2024.
- Please review the DSS attached as an appendix in the RFP

Exterior Work



Gas Meter

Overhead Power and telephone service Conductors

Natural Gas Pipe

Exterior Work

- Remove and replace the downspout and gutters
- New PVC Roofing Membrane





Exterior Work



NORTH EAST and SOUTH EAST



Exterior Work

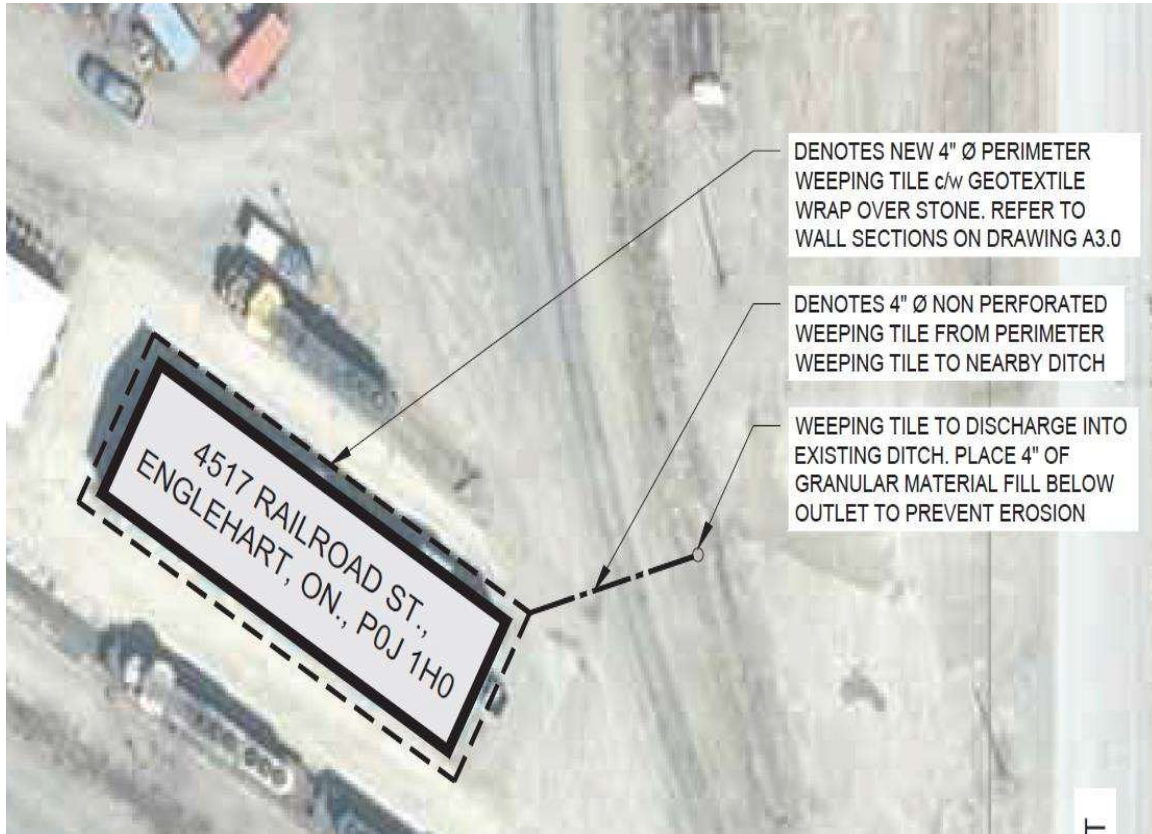


NORTH WEST



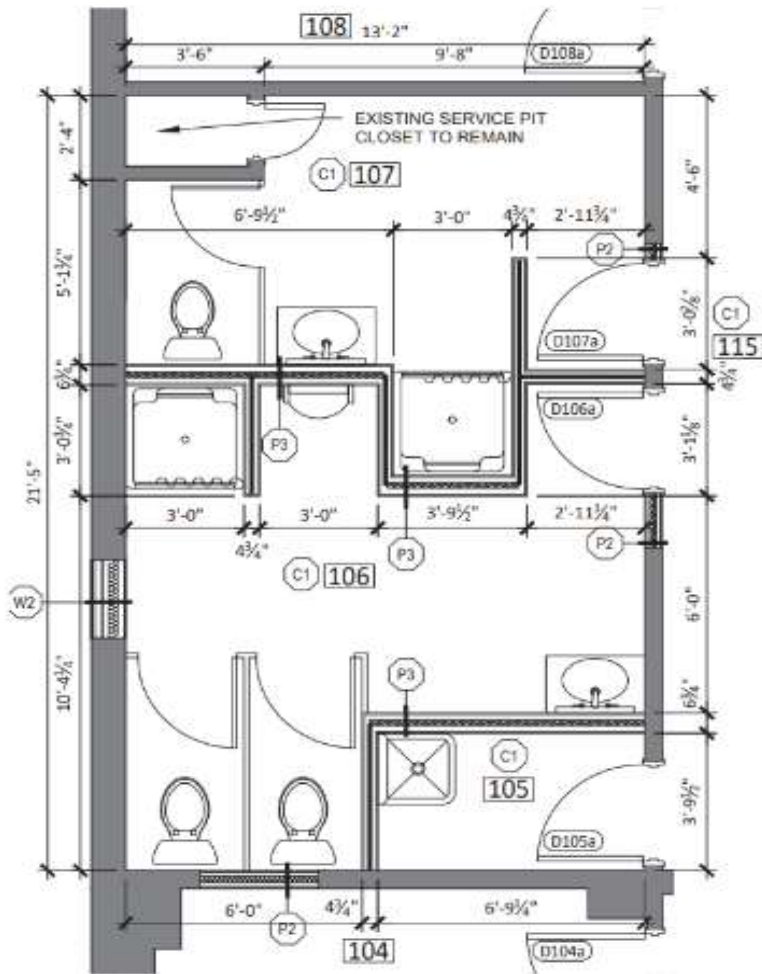
SOUTH WEST

Exterior Work

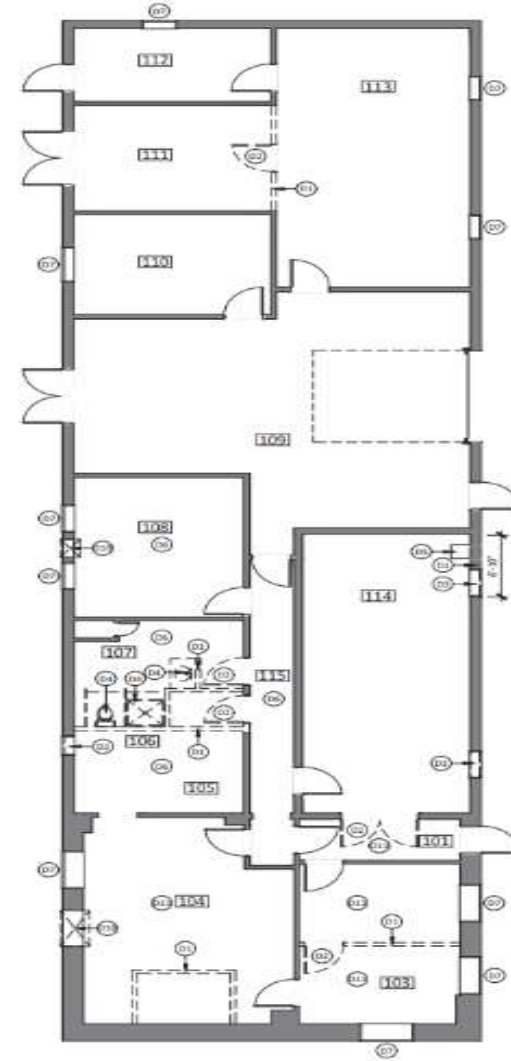


Drawings-Floor Plan

SLIDE : 14



WASHROOM LAYOUT



FLOOR PLAN-DEMOLITION



Pictures-Interior Removals



Pictures-Interior Removals



Pictures-Interior Removals

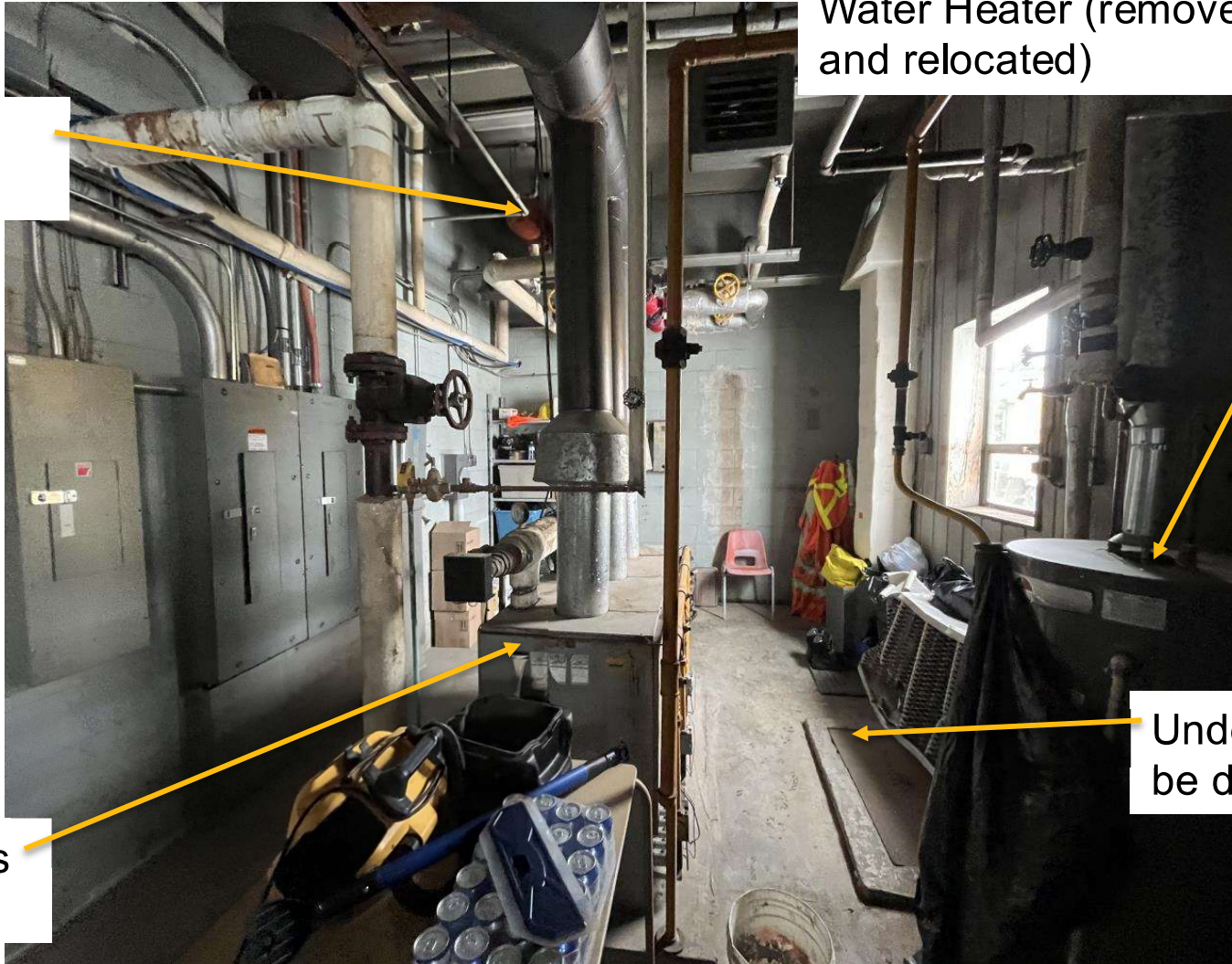


➤ Mechanical Room

SLIDE : 18

Expansion Tank
(to remain)

Water Heater (remove, replaced
and relocated)

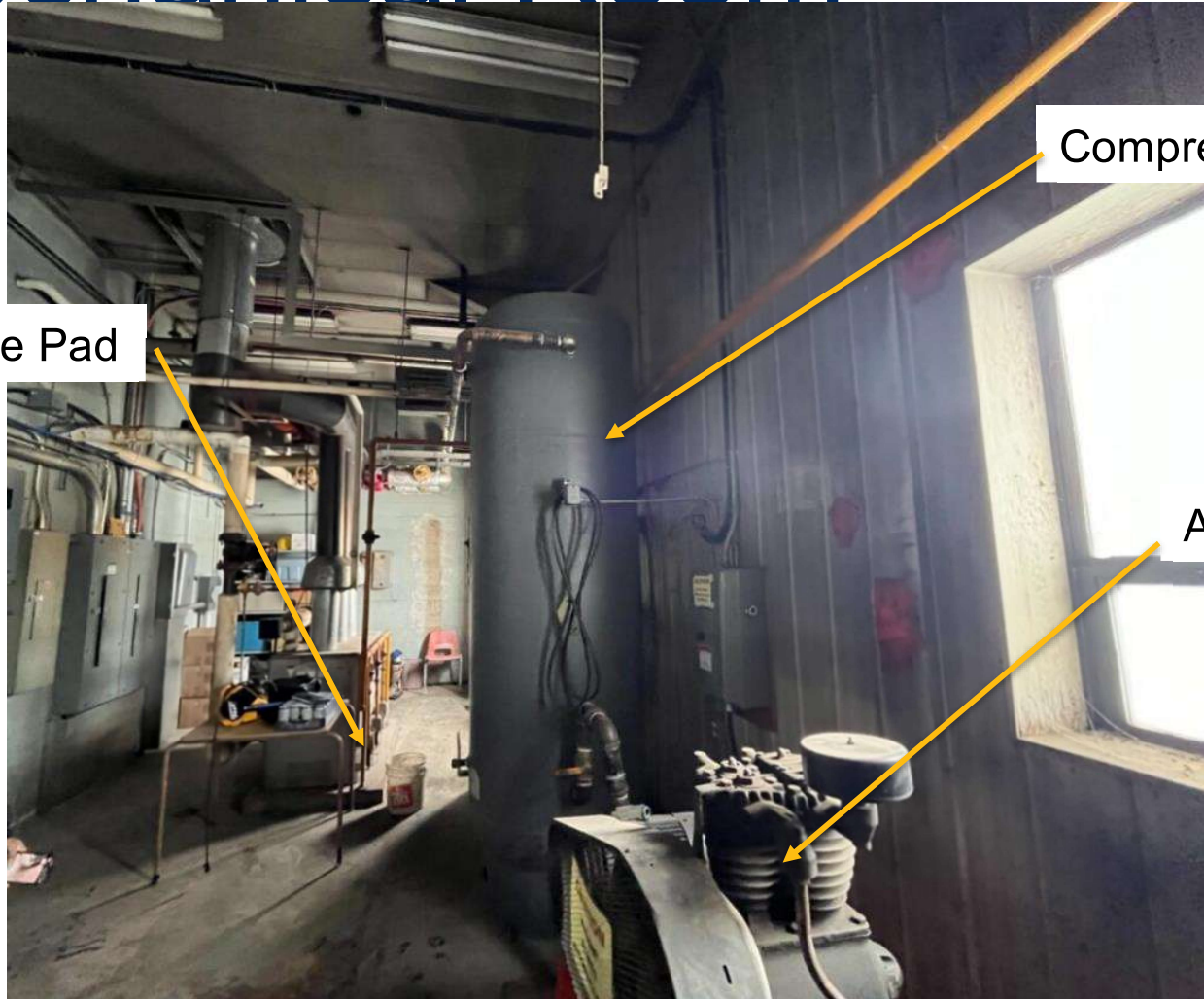


Underground Pipes to
be disconnected

Gas-Fired Boilers
(to remain)

➤ Mechanical Room

SLIDE : 19



Compressed Air Tank (to remain)

New Concrete Pad

Air Compressor (to remain)

➤ Mechanical Removals

SLIDE : 20



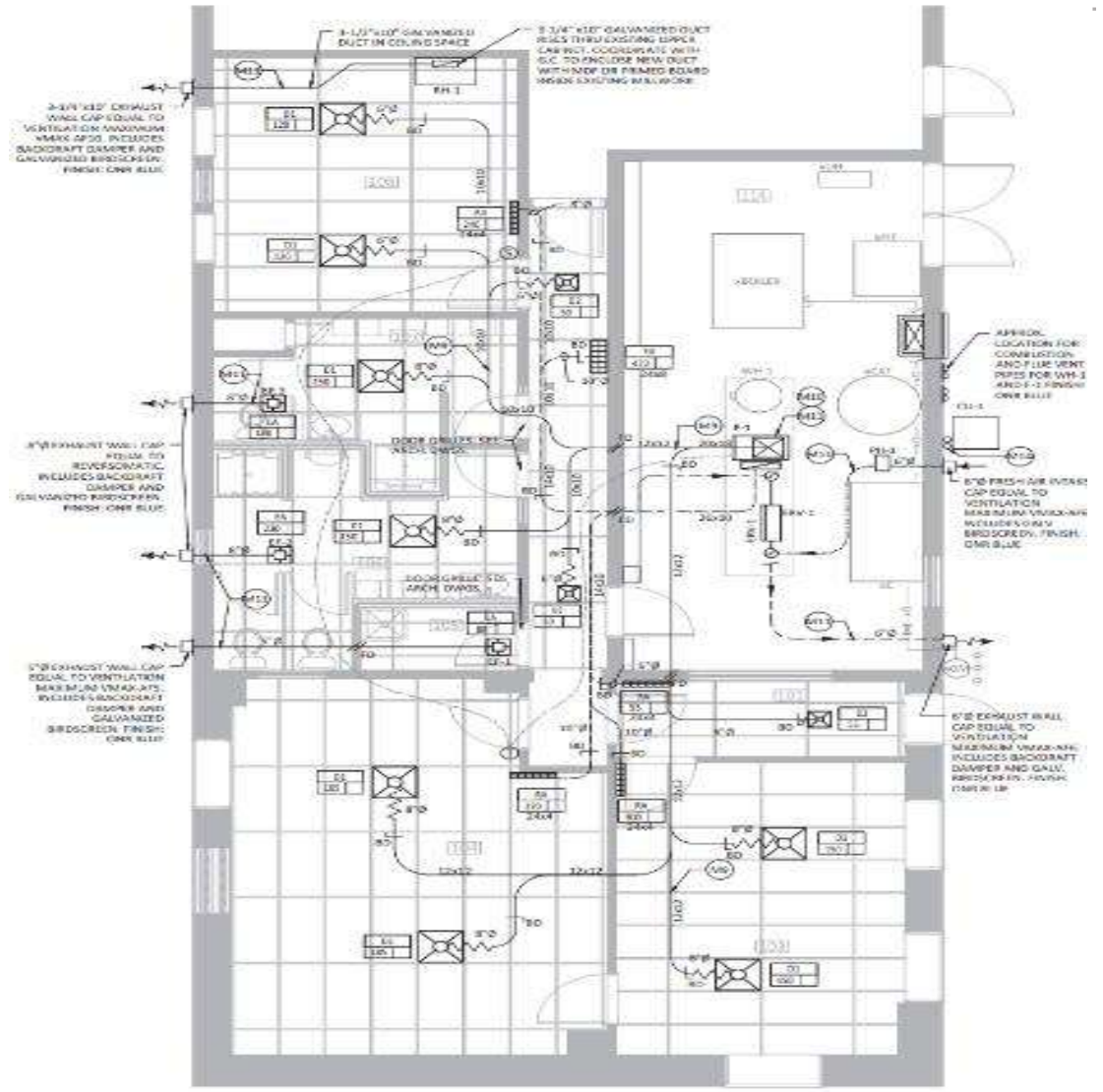
➤ Mechanical Removals

SLIDE : 21

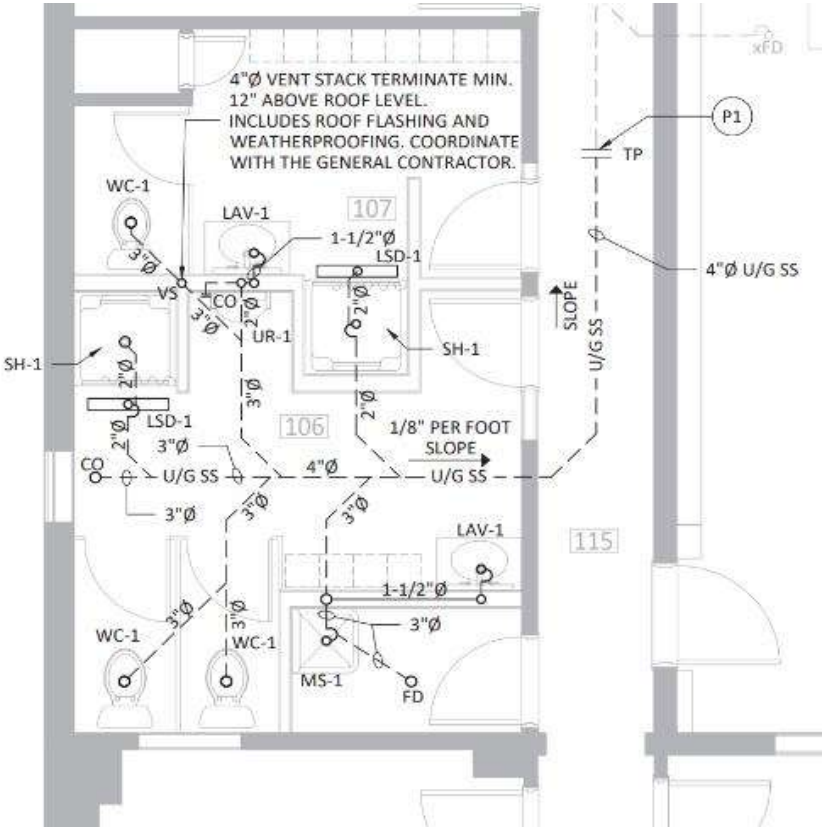




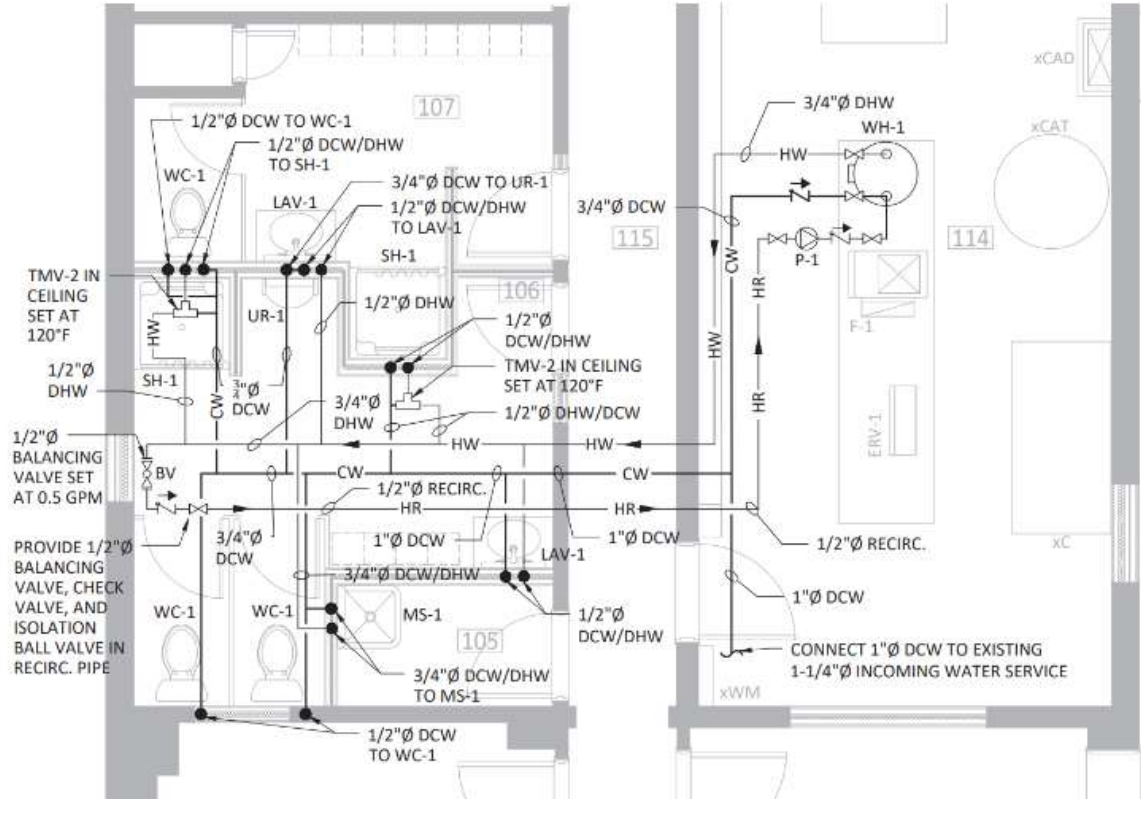
Drawing-Mechanical New Work



Drawing-Mechanical Plumbing New Work



PARTIAL FLOOR PLAN-SANITARY PLUMBING



PARTIAL FLOOR PLAN- DOMESTIC WATER PLUMBING

🔌 Pictures- Electrical Removal

SLIDE : 24

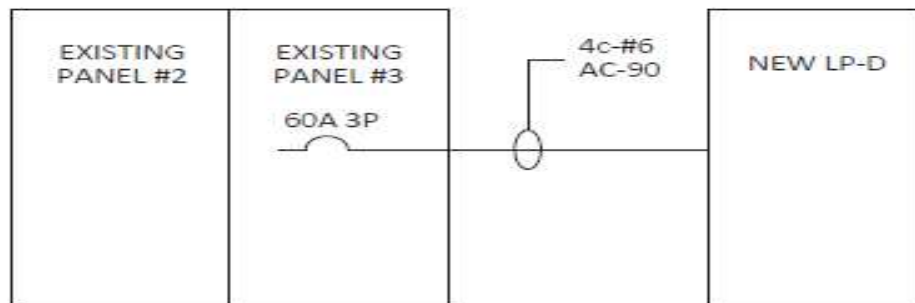
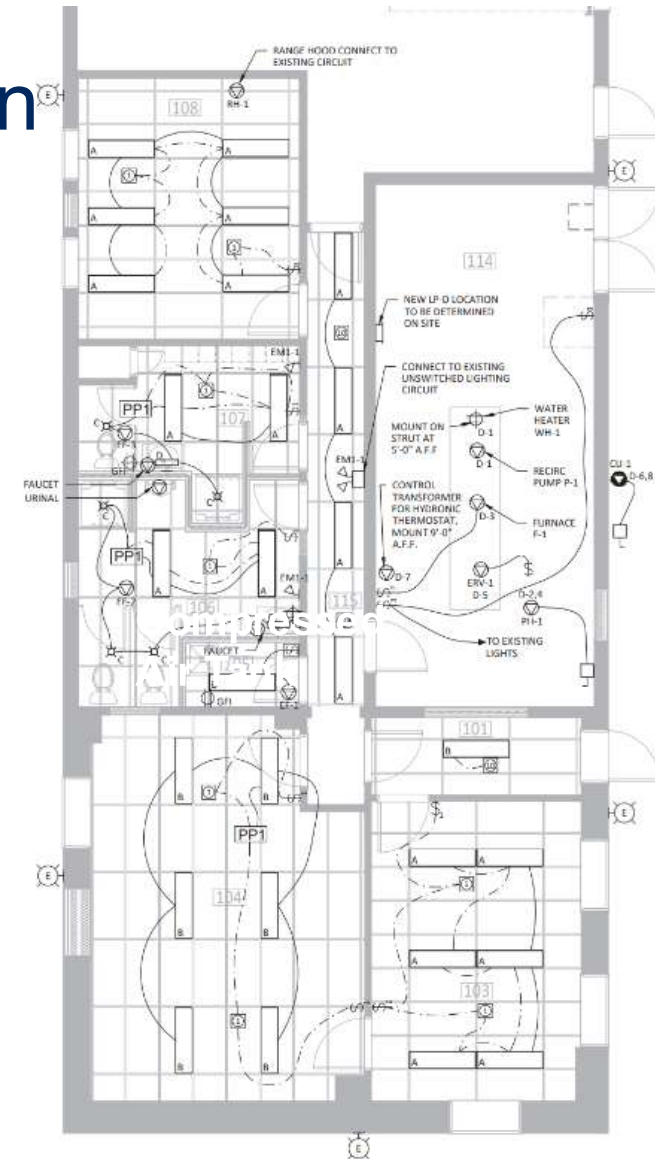


⌄ Pictures- Electrical Removal

SLIDE : 25



Drawing- Electrical New Construction



PARTIAL ELECTRICAL RISER DIAGRAM

SCALE: N.T.S



Items to removed and returned to ONTC

- Communications antenna
- Louvers
- PTAC AC Unit





Questions

Questions shall be submitted via email to Procurement Primary Contact Person and responses will be provide via addendum.

Site visit

Site visit can be arranged at request.

Important dates:

Last day for questions: Four (4) full Business Days prior to the Submission Deadline
RFP Close date: Wednesday, February 19th, 2025 at 2:00:00 pm (ET)



Thank you

APPENDIX B

**PART 4 – FORM OF PROPOSAL
PROPOSAL FORM 10
SCHEDULE AND PROPOSED APPROACH**

CONSTRUCTION SCHEDULE

Respondents shall include a schedule with their Proposal. The schedule shall be in Gantt chart format, showing all activities of the Work and the critical path. The schedule shall be designed to ensure conformity with the Contract Time. The Contractor shall ensure that the schedule adheres to all contractual requirements and technical submittal requirements. The construction schedule shall reflect the milestone dates listed below:

Request for Proposal Close	February 14, 2025
Phase I Start Date	February 2025
Phase I Substantial Completion Date	May 2, 2025
Phase I Ready-for-Takeover Date	May 9, 2025
Phase II Start Date	April 2025
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Do you agree to complete the Work required for Phase I by May 9, 2025?

Respondent confirms that they will complete the Work required for Phase I by May 9, 2025.

(Check one) YES _____; NO _____

Do you agree to complete the Work required for Phase II by July 31, 2025?

Respondent confirms that they will complete the Work required for Phase II by July 31, 2025.

(Check one) YES _____; NO _____

Ontario Northland has established the date for Completion of the Work with consideration for strict project timelines. As such, and subject to Ontario Northland's sole discretion, a failure to confirm that the work will be completed by the identified date may result in disqualification of the Proposal.

PROPOSED APPROACH

The Respondent shall provide a written narrative plan on their proposed approach for the project, demonstrating their ability to complete the project on budget and on schedule within the timelines identified. The respondent should build in any anticipated delays, supply chain timelines and other factors to provide sufficient time in the schedule to meet provided timelines and mitigate potential delays.

Evidence of a thorough review of the RFP Documents should be apparent in the Respondent's Schedule and Proposed Approach.