Ontario Northland

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North Bay, Ontario
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September 12, 2025

Addendum No. 01

File Reference Number: RFP 2025 067

Title: RRC Whitson Office Renovation

RE: Clarifications/Questions

QUESTIONS/CLARIFICATIONS:

Item 1: Can ONTC advise of the size of the front slab?

Answer: ONTC advises that the front slab is 6’ x 10’ x 12” thick.

Item 2: Can ONTC advise of the thickness of the back slab.

Answer: ONTC advises that the back slab is noted as “SLAB ON GRADE - TYPE 2” which is 12” thick, identical to the slab in the front of the building.

Item 3: Can ONTC please advise at what point the liquidated damages start.

Answer: ONTC advises that, as per Section 6.1 of the Supplemental Conditions (adding new Article A.10 to the CCDC), liquidated damages are payable for each calendar day beyond the prescribed date for Ready-For-Takeover until such time as Ready-For-Takeover is achieved and certified.

Item 4: Can ONTC advise if a subgrade inspection will be required for the new thickened slab?

Answer: Yes, ONTC advises that a subgrade inspection will take place during excavation.

Item 5: Northshore’s drawing 2.0 has a note at the bottom of the that the block repair areas will be determined at the pre-tender meeting. Can ONTC please provide additional information on what is required?

Answer: ONTC advises that all cracks in the block wall on the south side of the building are to be repaired. Either by removing the cracked blocks and reinstalling with new, or by grouting the wall solid at the crack locations.

Item 6: Can ONTC advise if there is a requirement for aluminum doors on the project?

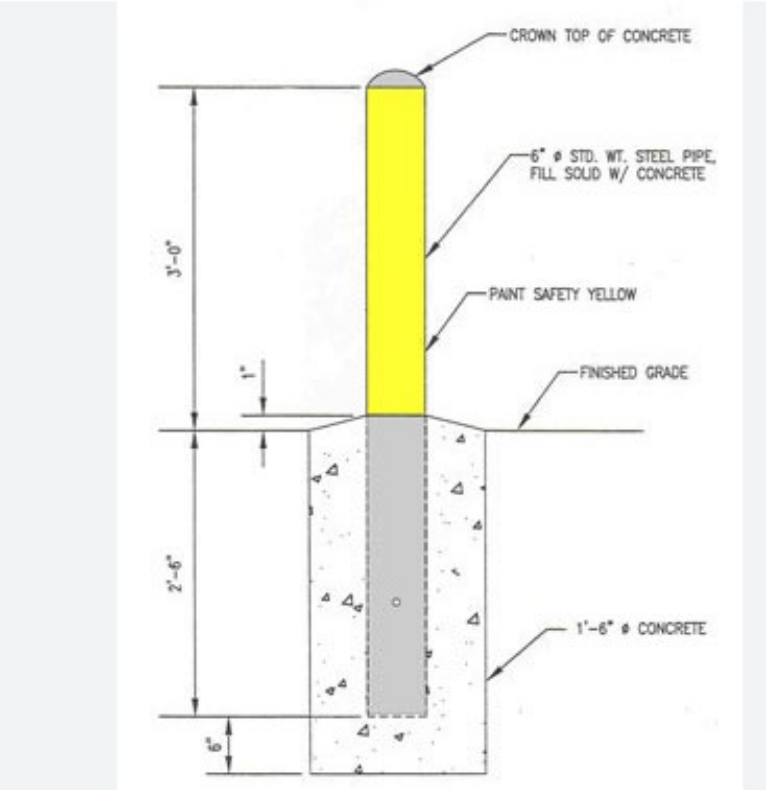
Answer: Please see addendum to Schedule 3-A-2 - Technical Specifications - Div 02-10 - Technical Divisions - Excavating, Trenching and Backfilling provided by Bertrand Wheeler attached at Appendix "A" to this Addendum.

Item 7: Can ONTC advise whether a building permit is required? One area says no, other areas say GC to provide.

Answer: ONTC and Bertrand Wheeler have submitted the change of use permit with the City of North Bay.

Item 8: Can ONTC provide direction on bollard installation requirements?

Answer: The typical bollard detail shown below is acceptable:



Item 9: Would ONTC be agreeable to an extension of the completion deadline?

Answer: ONTC is agreeable to the following extensions:

Construction Start date:	**Monday, October 13, 2025**;
Interior Completion date:	**Wednesday, December 31, 2025**
Completion date:	**Friday, February 20, 2026**.

Please refer to the Revised Proposal Form 8 - Schedule and Proposed Approach, attached at Appendix "B" of this Addendum.

Item 10: ONTC advises that the cash allowance for block repair and door hardware will be $30,000.00. However, we note there will be no cash allowance for testing and inspections.

Please refer to the Revised Proposal Form 1-A - Schedule of Prices, attached separately.

Item 11: Please see Addendum No. 2 from Bertrand Wheeler dated September 10, 2025 which includes additional Specifications 00900 and Drawing ME101 attached at Appendix "C" to this Addendum.

Item 12: Would ONTC be able to provide the Attendance Sheet from the Non-Mandatory Site Visit?

Answer: ONTC is unable to provide the Attendance Sheet from the Non-Mandatory Site Visit due to privacy reasons.

The RFP Documents have been revised and sections affected are noted below. The revised RFP sections supersede all previous RFP Document versions for the said documents.

Part 4 - Form of Proposal

Delete Document:	**Replace with Revised Document:**
Schedule 3-A-2 - Technical Specifications - Div 02-10 - Technical Divisions - Excavating, Trenching and Backfilling 02315	Schedule 3-A-2 - Technical Specifications - Div 02-10 - Technical Divisions - Excavating, Trenching and Backfilling 02315 (Addendum No. 01) - Appendix "A"
Proposal Form 1-A - Schedule of Prices	Proposal Form 1-A - Schedule of Prices (Addendum No. 01) - Attached separately
Proposal Form 8 - Schedule and Proposed Approach	Proposal Form 8 - Schedule and Proposed Approach (Addendum No. 01) - Appendix "B"

This Addendum hereby forms part of the RFP.

Regards,

Nicole Laplante
Procurement Contracts Specialist
nicole.laplante@ontarionorthland.ca

Appendix “A”

1 GENERAL

1.1 RELATED SECTIONS

.1 Section 01021, Allowances
.2 Section 01330, Submittal Procedures
.3 Section 01560, Temporary Barriers and Enclosures
.4 Section 01561, Environmental Protection
.5 Section 01610, Basic Product Requirements

1.2 REFERENCES

1. Ontario Provincial Specifications (OPSS) 1010 Material Specification for Aggregates
2. ASTM C 136 95a, Test Method for Sieve Analysis of Fine and Coarse Aggregates.
3. ASTM D 698 91, Test Method for Laboratory Compaction Characteristics of Soil Using Standard Effort 600 kN m/m 3.
4. CAN/CGSB 8.2 M88, Sieves, Testing, Woven Wire, Metric.
5. CAN/CSA A23.1 94, Concrete Materials and Methods of Concrete Construction

1.3 DEFINITIONS

.1 Excavation classes: two classes of excavation will be recognized; common excavation and rock excavation.
  .1 Rock: any solid material in excess of $1m^3$ and which cannot be removed by means of duty mechanical excavating equipment having a 1.15 m^3 bucket. Frozen material not classified as rock.
  .2 Common excavation: excavation of material of whatever nature, which is not included under definitions of rock excavation.

.2 Unclassified excavation: excavation of deposits of whatever character encountered in work.

.3 Topsoil: material capable of supporting good vegetative growth and suitable for use in top dressing, landscaping and seeding.

.4 Waste material: excavated material unsuitable for use in work or surplus to requirements.

.5 Borrow material: material obtained from locations outside area to be graded, and required for construction of fill areas or for other portions of work.

.6 Unsuitable materials:
  .1 Weak and compressible materials under excavated areas.
  .2 Frost susceptible materials under excavated areas.
  .3 Frost susceptible materials:
    .1 Fine grained soils with plasticity index less than 10 when tested to ASTM D 4318, and gradation within limits specified when tested to ASTM D 422 and ASTM C 136: Sieve sizes to CAN/CGSB 8.1.

.2 Table

Sieve Designation	% Passing
2.00 mm	100
0.10 mm	45 - 100
0.02 mm	10 - 80
0.005 mm	0 - 45

.3 Coarse grained soils containing more than 20 % by mass passing 0.075 mm sieve.

.7 Unshrinkable fill: very weak mixture of Portland cement, concrete aggregates and water that resists settlement when placed in utility trenches, and capable of being readily excavated.

1.4 ROCK EXCAVATION

.1 Rock excavation is not anticipated in this project.

1.5 SAMPLES

.1 Upon request, submit samples in accordance with Section 01330, Submittal Procedures.

1.6 PROTECTION OF EXISTING FEATURES

.1 Existing buried utilities and structures:
- .1 Size, depth and location of existing utilities and structures as indicated are for guidance only. Completeness and accuracy are not guaranteed.
- .2 Prior to commencing excavation work, notify applicable owner or authorities having jurisdiction, establish location and state of use of buried utilities and structures. Authorities having jurisdiction to clearly mark such locations to prevent disturbance during work.
- .3 Confirm locations of buried utilities by careful test excavations.
- .4 Maintain and protect from damage, gas, electric, and structures encountered as indicated, as well as all others located by applicable Owner or Authorities.

.2 Existing buildings and surface features:
- .1 Conduct, with Consultant, condition survey of existing buildings, trees and other plants, service poles, wires, pavement, survey benchmarks and monuments which may be affected by work.
- .2 Protect surface features from damage while work is in progress. In event of damage, immediately make repair to approval of Owner.
- .3 Where required for excavation, cut roots or branches as approved by Consultant in accordance with Tree and Shrub Preservation.

1.7 SHORING, BRACING AND UNDERPINNING

.1 Protect existing features in accordance with Section 01560, Temporary Barriers and Enclosures and applicable local regulations.

.2 Engage services of qualified professional engineer who is registered or licensed in province of Ontario to design and inspect cofferdams, shoring, bracing and underpinning required for work.

.3 Submit design and supporting data at least 2 weeks prior to commencing work.

.4 Design and supporting data submitted to bear stamp and signature of qualified professional engineer registered or licensed in province of Ontario.

.5 Professional Engineer responsible for design of temporary structures to submit proof of insurance coverage for professional liability except where engineer is employee of contractor, in which case contractor shall submit proof that work by professional engineer is included in contractor's insurance coverage.

1.8 TESTING AND INSPECTIONS

.1 Frequency of inspections and tests will be determined by Consultant.

.2 Coordinate proof - rolling and grade verification with Consultant and testing and inspection agency.

2 PRODUCTS

2.1 MATERIALS

.1 Type 1 fill: OPSS Granular A.

.2 Type 2 fill: OPSS Granular B. Type 2

.3 Unshrinkable fill: proportioned and mixed to provide:

a) Maximum compressive strength of 0.4 MPa at 28 days.
b) Maximum Portland cement content of 25 kg/m 3.
c) Minimum strength of 0.07 MPa at 24 h.
d) Concrete aggregates: to CAN/CSA A23.1.
e) Portland cement: Type 10.
f) Slump: 160 to 200 mm.

.4 Shearmat: honeycomb type bio degradable cardboard 100 mm thick, treated to provide sufficient structural support for poured concrete until concrete cured.

.5 Geotextiles: filter fabric terra fix 270R as manufactured by Terrafix Geosynthetics.

3 EXECUTION

3.1 SITE PREPARATION

1. Remove obstructions, ice and snow, from surfaces to be excavated within limits indicated.

3.2 STRIPPING OF TOPSOIL

1. Commence topsoil stripping of areas after area has been cleared of brush weeds and grasses and removed from site.

.2 Strip topsoil to depths as indicated. Do not mix topsoil with subsoil.

.3 Stockpile on site. Stockpile height not to exceed 2 m.

.4 Dispose of unused topsoil to location directed by Consultant off site.

3.3 STOCKPILING

1. Stockpile fill materials in areas on site. Stockpile granular materials in manner to prevent segregation.

.2 Protect fill materials from contamination.

3.4 COFFERDAMS, SHORING, BRACING AND UNDERPINNING

1. Construct temporary works to depths, heights and locations as indicated.

.2 During backfill operation:
- a) Unless otherwise as indicated or as directed by Consultant, remove sheeting and shoring from excavations.
- b) Do not remove bracing until backfilling has reached respective levels of such bracing.
- c) Pull sheeting in increments that will ensure compacted backfill is maintained at an elevation at least 500 mm above toe of sheeting.

.3 When sheeting is required to remain in place, cut off tops at elevations as indicated.

.4 Upon completion of substructure construction:
- a) Remove cofferdams, shoring and bracing.
- b) Remove excess materials from site and restore water courses as indicated and as directed by Consultant.

3.5 DEWATERING AND HEAVE PREVENTION

1. Keep excavations free of water while work is in progress.

.2 Submit for Consultant's review details of proposed dewatering or heave prevention methods, such as dikes, well points, and sheet pile cut offs.

.3 Avoid excavation below groundwater table if quick condition or heave is likely to occur. Prevent piping or bottom heave of excavations by groundwater lowering, sheet pile cut offs, or other means.

.4 Protect open excavations against flooding and damage due to surface run off. Pump water from excavations continuously.

.5 Dispose of water in manner not detrimental to public and private property, or any portion of work completed or under construction.

.6 Protect soils at footing locations from freezing.

.7 Provide flocculation tanks, settling basins, or other treatment facilities to remove suspended solids or other materials before discharging to storm sewers, water courses or drainage areas.

3.6 EXCAVATION

.1 Excavate to lines, grades, elevations and dimensions as indicated and as directed by Consultant.

.2 Excavation must not interfere with normal 45-degree splay of bearing from bottom of any footing.

.3 Do not disturb soil within branch spread of trees or shrubs that are to remain. If excavating through roots, excavate by hand and cut roots with sharp axe or saw.

.4 For trench excavation, unless otherwise authorized by Consultant in writing, do not excavate more than 30m of trench in advance of installation operations and do not leave open more than 15m at end of day's operation.

.5 Dispose of surplus and unsuitable excavated material in approved location outside property limits.

.6 Do not obstruct flow of surface drainage or natural watercourses.

.7 Earth bottoms of excavations to be undisturbed soil, level, free from loose, soft or organic matter.

.8 Notify Consultant when bottom of excavation is reached.

.9 Obtain Consultant approval of completed excavation.

.10 Remove unsuitable material from trench bottom to extent and depth as directed by Consultant.

.11 Correct unauthorized over excavation as follows:
- a) Fill under bearing surfaces and footings with concrete specified for footings.
- b) Fill under other areas with Type 2 fill compacted to not less than 95 % of corrected maximum dry density.

.12 Hand trim, make firm and remove loose material and debris from excavations. Where material at bottom of excavation is disturbed, compact foundation soil to density at least equal to undisturbed soil. Clean out rock seams and fill with concrete mortar or grout to approval of Consultant.

.13 Install geotextiles as indicated.

3.7 FILL TYPES AND COMPACTION

.1 If not otherwise indicated in Geotechnical Report, use fill of types specified below. Compaction densities are percentages of maximum densities obtained from ASTM D 698.
- a) Exterior side of perimeter walls: use Type 2 fill to subgrade level. Compact to 95 %.

b) Within building area: use Type 2 to underside of base course for floor slabs. Compact to 98%.
c) Under concrete slabs: provide 150 mm compacted thickness base course of Type 1 fill to underside of slab. Compact base course to 100 %.
d) Retaining walls: use Type 2 fill to subgrade level.
e) Place unshrinkable fill in areas as indicated.

3.8 BACKFILLING

.1 Do not proceed with backfilling operations until Consultant has inspected and approved installations.

.2 Areas to be backfilled to be free from debris, snow, ice, water and frozen ground.

.3 Do not use backfill material which is frozen or contains ice, snow or debris.

.4 Place backfill material in uniform layers not exceeding 150 mm compacted thickness up to grades indicated. Compact each layer before placing succeeding layer.

.5 Backfill around installations.

.6 Place unshrinkable fill in areas as indicated
a) Place bedding and surround material as specified elsewhere.
b) Do not backfill around or over cast in place concrete within 24 hours after placing of concrete.
c) Place layers simultaneously on both sides of installed work to equalize loading.
d) Where temporary unbalanced earth pressures are liable to develop on walls or other structures:
(1) Permit concrete to cure for minimum 14 days or until it has sufficient strength to withstand earth and compaction pressure and approval obtained from Consultant.
(2) If approved by Consultant, erect bracing or shoring to counteract unbalance, and leave in place until removal is approved by Consultant.

.7 Install drainage system in backfill as indicated or as directed by Consultant.

3.10 RESTORATION

.1 Upon completion of work, remove waste materials and debris, trim slopes, and correct defects as directed by Consultant.

.2 Clean and reinstate areas affected by work as directed by Consultant.

.3 Use temporary plating to support traffic loads over unshrinkable fill for initial 24 hours.

END OF SECTION

Appendix “B”

PART 4 - FORM OF PROPOSAL
PROPOSAL FORM 8
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	September 24, 2025
Construction Start Date	October 13, 2025
Interior Completion Date	December 31, 2025
Completion Date	February 20, 2026

Do you agree to complete the Work required by February 20, 2026?

Respondent confirms that they will complete the Work required by February 20, 2026.

(Check one) YES_____; NO_____

ONTC has established the date for Completion of the Work with consideration for strict project timelines. As such, and subject to ONTC'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

Respondents 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.

Respondents shall also describe how they will provide an uninterrupted supply of the required goods and/or services to avoid any adverse impact on the project schedule. Respondents must identify any anticipated product delays and build this into the schedule

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

Appendix “C”

01 General

The following amendments are hereby made an integral part of the Contract Documents for the above project, including all applicable sub-contractors affected.

1.1 NOTES

.1 Indicate the receipt of this Addendum on the specified Tender Form as required.

.2 Included attachments are as follows:

.1 Addendum No. ME001 from Piotrowski Consultants Ltd. (2 pages attached).

1.2 GENERAL CLARIFICATIONS

.1 None

2 Amendments

2.1 MECHANICAL & ELECTRICAL

.1 See attached Mechanical & Electrical Addendum 1 from Piotrowski Consultants Limited for full details.

End of Addendum

Piotrowski Consultants Ltd.
1820 Bond Street
North Bay, ON P1B 4V6
Telephone: (705) 472-2536
Fax: (705) 476-5105
Email: pcl@piotrowskiconsultants.ca

ONTC OFFICE CONVERSION
435 WHITSON STREET, NORTH BAY, ON

ADDENDUM NO. #ME001 **September 10, 2025**

The following addendum shall be part and parcel of the tendering document and shall supersede the drawings and/or specifications where applicable. Upon receipt of same, staple it directly to the inside front cover of the specifications.

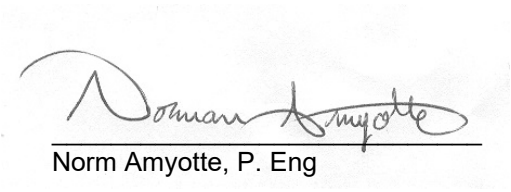
Mechanical:

1. Refer to specification section 15784 – Ductless Air Conditioning and Drawing M103 Heat Pump Schedule. MITSUBISHI shall be considered as equal to the specified Hitachi heat pumps, provided the units have low ambient heating with published performance data down to -25˚C.

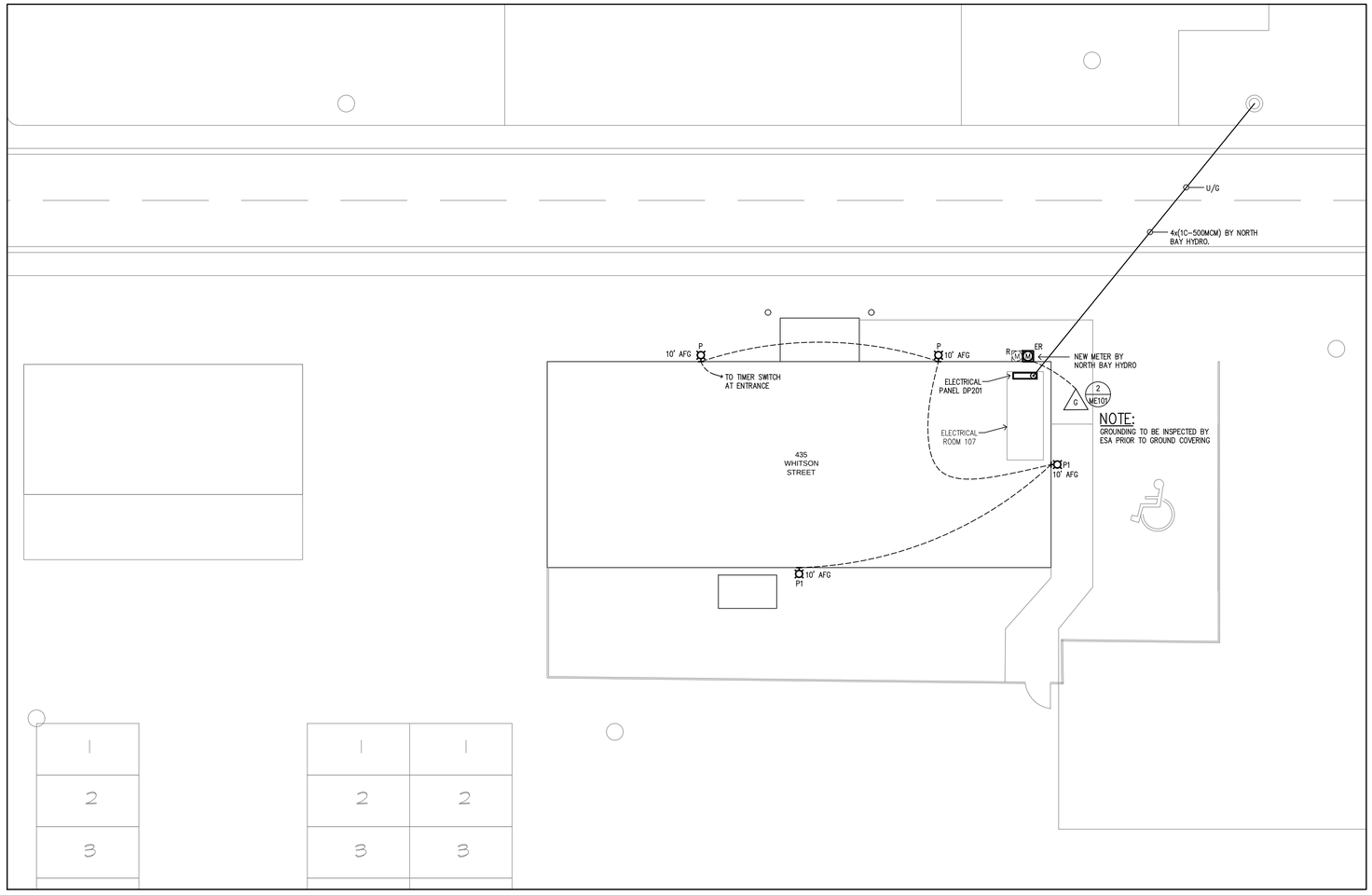
Electrical:

Drawings:

1. Add Drawing ME101 – Electrical Site Plan Notes & Details.



Norm Amyotte, P. Eng



1 ME101 Site Plan - Proposed Electrical Service
1/8" = 1' - 0"

SITE PLAN GENERAL NOTES:

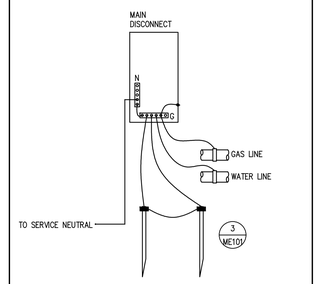
1. LOCAL HYDRO UTILITY IS NORTH BAY HYDRO, (705)-474-8100. CONTACT ESA TO OBTAIN AN AUTHORIZATION TO CONNECT.
2. ALL ELECTRICAL WORK SHOWN IS BY ELECTRICAL CONTRACTOR, UNLESS OTHERWISE NOTED.
3. CONFIRM EXACT REQUIREMENTS FROM LOCAL HYDRO UTILITY, PRIOR TO COMMENCING ANY SITE ELECTRICAL WORK.
4. ALL WORK THAT IS UNDER THE SCOPE OF LOCAL HYDRO UTILITY, INCLUDES:
   - 4.1. SECONDARY CABLES
   - 4.2. CABLE GUARDS AND POLE RISER
   - 5.4. SECONDARY DUCT BANK AND SECONDARY CABLES
   - 5.5. RELOCATION/REVISION TO POLES;
   - 5.6. SECONDARY CONNECTORS UP TO AND INCLUDING 500MCM;
   - 5.7. APPLICATION FOR MUNICIPAL CONSENT.
   - 5.8. ALL ROAD, SIDEWALK AND LANDSCAPING CUTS AND RESTORATION COSTS ARE TO BE COVERED UNDER CASH ALLOWANCE. ELECTRICAL CONTRACTOR TO COORDINATE ALL WORK.
6. ALL REMAINING INCOMING ELECTRICAL SERVICE WORK THAT IS UNDER THE SCOPE OF THE ELECTRICAL CONTRACTOR INCLUDES:
   - 6.1. ESA INSPECTION.
   - 6.2. COORDINATE EXACT LOCATION OF METER BASE WITH NORTH BAY HYDRO PRIOR TO ROUGH IN.
7. ALL ELECTRICAL WORK SHOWN IS BY ELECTRICAL CONTRACTOR, UNLESS OTHERWISE NOTED.
8. CONFIRM EXACT REQUIREMENTS FROM NORTH BAY HYDRO PRIOR TO COMMENCING ANY SITE ELECTRICAL WORK.
9. ANY EXPOSED EXTERIOR CONDUIT ABOVE THE GROUND SHALL BE RIGID PVC TO PROTECT FROM MECHANICAL DAMAGE.
10. COORDINATE TELEPHONE AND INTERNET SERVICES WITH OWNER'S PROVIDER.

ELECTRICAL LEGEND

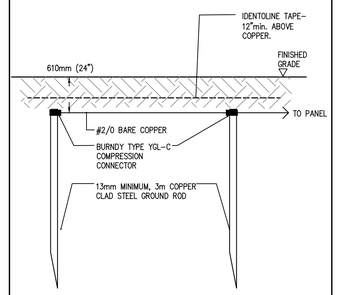
———	UNDERGROUND ELECTRICAL SERVICE
⊙	ELECTRICAL CONDUIT RISER
M	HYDRO METER
AFG	ABOVE FINISH GRADE
U/G	UNDER GROUND

GROUNDING ROD DETAIL DRAWING NOTES:

1. NOT ALL DEVICES OR PANELS ARE SHOWN.
2. NOT ALL GROUNDING AND BONDING ARE SHOWN ON THIS SCHEMATIC. PROVIDE GROUNDING AND BOUNDING AS PER ONTARIO ELECTRICAL SAFETY CODE 2024.
3. SIZE ALL GROUNDING AND BONDING AS PER ONTARIO ELECTRICAL SAFETY CODE 2024 OESC).



2 ME101 Grounding Rod Detail
N.T.S.



3 ME101 Service Equipment Ground Schematic
N.T.S.

Lighting Schedule

FIXTURE TYPE	DESCRIPTION	LUMENS	COLOUR TEMP	VOLTAGE	MOUNTING	DIMMING	CONTROLS	OPTIONS	ACCEPTABLE PRODUCTS
P	OUTDOOR WALL PACK	(P0) 750	4000K	120V	WALL MOUNT	N/A	N/A	VISUAL COMFORT WIDE DISTRIBUTION, COLOUR BY ARCHITECT	LITHONIA WDGE1 LED
P1	OUTDOOR WALL PACK	(P2) 2000	4000K	120V	WALL MOUNT	N/A	N/A	VISUAL COMFORT WIDE DISTRIBUTION, COLOUR BY ARCHITECT	LITHONIA WDGE1 LED

revision	date
1. ISSUED FOR ADDENDUM ME01	2025/09/10

the Contractor shall check and verify all dimensions before proceeding with the work

A / B detail no. / sheet no. where detailed

LICENSED PROFESSIONAL ENGINEER
SEP 10/25
N.G.AMYOTTE
100208142
PROVINCE OF ONTARIO

PIOTROWSKI
Consultants Limited
1820 Bond St. North Bay, Ontario, P1B 4V6
Ph. 705-472-2536 Fx. 705-476-5105
Email - pcl@piotrowskiconsultants.ca

project
ONTC OFFICE CONVERSION
ONTARIO NORTHLAND
TRANSPORTATION COMISSION
435 WHITSON STREET
NORTH BAY ONTARIO

title
ELECTRICAL
SITE PLAN
NOTES AND DETAILS

drawn by: EH	date: AUGUST 2025
checked by: NGA	project no: 6761
scale: AS NOTED	dwg no: ME101
plotted: September 10, 2025	