555 Oak Street East
North Bay, Ontario
P1B 8L3

555, rue Oak Est
North Bay (Ontario)
P1B 8L3

Tel: 1-800-363-7512
www.ontarionorthland.ca

April 07, 2026

Addendum No. 05

File Reference Number: RFP 2026 005

Title: North Bay and Cochrane Diesel Shop Exhaust and Ventilation Upgrade

RE: Clarifications/Questions

CLARIFICATIONS:

Item 1: The RFP and DSS identify asbestos-containing caulking associated with the glass block window removal. Please confirm what additional abatement, if any, is required as part of this project, and whether bidders are to include all associated costs in the base bid or carry allowances for unidentified materials.

Answer: All Abatement costs are to be included in the base bid. Refer to all contract documents for full scope of work and M/E Addendum No.2 Mechanical Item 2.b.

Item 2: Please confirm whether the existing electrical deficiencies identified in the Eaton 2024 Arc Flash / Coordination Study have been remediated by the Owner since the issuance of the report.

a) If not, clarify whether remediation of these deficiencies forms part of this Contract, or if bidders are to assume the existing system remains as documented in the study and only incorporate required upgrades associated with the new work.

b) Please confirm that all existing electrical equipment, feeders, panels, and protective devices serving the areas of work are suitable for connection of the new equipment (VFDs, controls, exhaust fans, etc.), or identify any required upgrades that are to be included in the Contract.

Answer: The electrical deficiencies will be and have mostly been addressed by the owner. The Arch Flash/Coordination Studies for both Cochrane and North Bay must be updated to reflect the electrical updates for these projects.

Item 3: Please confirm whether Technology / Cyber Liability Insurance is required for this project. If required, specify the minimum coverage limits and whether this applies to all contractors or only to those providing BAS / controls / network-connected systems.

Answer: Technology/Cyber Liability Insurance is not required for this project.

Item 4: The specifications include detailed requirements for commissioning; however, no specific line item or cash allowance for commissioning is identified in the Schedule of Prices. Please confirm whether all commissioning-related costs, including coordination, testing, and participation by applicable trades, are to be included in the base bid.

Answer: All commissioning-related costs shall be included in the base bid, please include this as a line item.

Item 5: February completion date is unattainable based on the custom-built time frame.

It is estimated that 6 to 8 weeks will be require for shop approval process. It is estimated that the equipment lead time for the build is estimated today at 22 to 24 weeks. Transportation/Freight to take 2 weeks from western Canada. It is estimated that the AMU installation would start in the 32 to 34 weeks and into the middle of winter 2027.

It is the coldest time of the year to do a conversion and would not be favorable for the operation and occupants of the shop while preforming the changeover. It is estimated to last 2 to 4 weeks from demo to start up. We request that the completion date be extended to spring to early summer when the temperature is favorable.

Answer: All work shall follow the original proposal schedule, **except for the new Make Up Air (MUA) Unit installation, which can be deferred to Spring 2028, with a deadline of May 14, 2028.**

The MUA unit must be ordered upon project award, and the installation and associated items shall be quoted separately per the revised Appendix D - Schedule of Prices, Section D, replacing "MUA 1 (Spring Installation)" in Cochrane-on-addendum No. excel sheet. The construction schedule and narrative must be updated to reflect this. Any roof modifications required for the new MUA must not void manufacturer warranties and shall be covered under the General Contractor's warranty.

- Appendix D – Schedule of Prices

Appendix D – Schedule of Prices for Cochrane, ON has been revised to include the details above.

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.

Delete Document:	Replace with Revised Document:
Appendix D – Schedule of Prices for Cochrane, ON – Addendum No. 01	Appendix D – Schedule of Prices for Cochrane, ON - Addendum No. 05

Item 6: Sika Sarnafil PVC has been successfully installed on multiple projects across Northern Ontario, including Timmins, Englehart, North Bay, and Cochrane. These installations demonstrate proven performance in cold, northern climates. Sarnafil PVC systems offer a 30-year warranty and provide a durable, long-term roofing solution comparable to the currently specified assembly. The membrane is also highly resistant to chemical exposure, ensuring no concerns related to exhaust systems. Would ONTC reconsider?

Answer: ONTC will reject the PVC substitute and keep the specified 2-ply Modified Bitumen (ModBit) system for two main reasons:

a) Implementing a PVC system at the North Bay Diesel Shops would void the existing warranty currently in place, a risk that significantly outweighs any perceived initial cost savings.

b) The 2-ply Modified Bitumen (ModBit) system that Garland specified is a superior product for the Northern climate.

Item 7: Cash Allowances: The only mention of cash allowances are in the schedule of prices excel sheet. The cash allowance is named “Miscellaneous Structural, Mechanical, Electrical”. Can you please confirm that this cash allowance is for structural, mechanical and electrical work over and above of the scope of work shown in the drawings?

Answer: Please refer to Addendum No. 01, in which, the cash allowance has been omitted.

Item 8: Can you please provide additional information regarding the housekeeping pad shown as "Note 6” on E101?

Answer: Housekeeping pad shall be concrete, 4” high and extend 4” beyond transformer on all sides.

Item 9: Does the scope of work involve removing the existing roofing deck and installing the new roof system?

Answer: As per the SECTION 07 52 00 - MODIFIED BITUMINOUS MEMBRANE ROOFING Specification 1.2 Summary of the RFP: "Remove existing metal counter flashing and roofing down to structural concrete or metal deck and dispose to authorized dumpsite.” Proponents are requested to kindly refer to the RFP for more details.

Item 10: For the drains, retro drain sleeves or new construction drains?

Answer: As per the SECTION 07 52 00 - MODIFIED BITUMINOUS MEMBRANE ROOFING Specification 1.2 Summary of the RFP: "K. Install new u-flow drain inserts and spun aluminum cones. Proponents are requested to kindly refer to the RFP for more details.

Item 11: Request for Equals: Please review the following request for approval on our equipment(s) to use as **equals** on this project.

Specified Tag	Base of Design	Base Model	Our Equal	Equal Model
AHU#1	ICE Western	HTDM-7500	York	YCO-118x180
EF#(Various)	Penn Barry	HZ36T3	Jenco	UBX
GLYC#1	Heatcraft	5WC0605A	Direct Coil	5W
For EF (all)	ABB	ACH580	Eaton	PowerXL DH1

Answer: Due to time constraints, ONTC is unable to approve requests for equal products. Proponents are required to submit their bids based on the manufacturers specified in the base bid.

Should a proponent wish to propose an alternative to achieve potential cost savings, an optional alternate price may be submitted alongside the proposal, presented as a side-by-side comparison. However, all proposals will be evaluated solely on the basis of the manufacturers listed in the bid price.

Any alternate submissions will be shared with the consultant for review, and approval of alternates is not guaranteed.

Item 12: Please find attached the Addendum document in regards to M/E issued by Piotrowski Consultants Ltd. for North Bay and Cochrane, ON at Appendix A.

This Addendum hereby forms part of the RFP.

Regards,

Brinda Ranpura
Procurement Contracts Specialist
brinda.ranpura@ontarionorthland.ca

“Appendix A”

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

NORTH BAY AND COCHRANE ONTC DIESEL SHOPS
EXHAUST AND VENTILATION UPGRADES
PCL PROJECT NO. 6044L (NB) AND 6083E (COCHRANE)

M/E ADDENDUM NO. #4 **APRIL 7, 2026**

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. *Due to the combined release of two separate M&E tender packages (**6044L:** ONTC Diesel Shop Exhaust & Ventilation Upgrades, North Bay and **6083E:** ONTC Diesel Shop Exhaust & Ventilation Upgrades, Cochrane), all drawing and specification references made within this addendum add/include the M&E project number before the referenced item.*

NORTH BAY DIESEL SHOP PROJECT NO. 6044L

MECHANICAL
DRAWINGS:

1. Refer to **6044L-4/M104: Pit Fan Coil Piping Installation Detail**
    a. Each Coil (QTY2) shall have it's own individual isolation ball valves and a balancing valve. Provide piping, fittings to suit.

-- END OF ADDENDUM --

Andrew House P.Eng., M.A.Sc.