

September 19, 2025

Addendum No. 03

File Reference Number: RFP 2025 067

Title: RRC Whitson Office Renovation

RE: Clarifications/Questions

QUESTIONS/CLARIFICATIONS:

Item 1: Would ONTC please confirm if any of the walls that need to be removed are load-bearing walls. Also, would ONTC please advise who is responsible for structural engineer fees for shoring design, if required?

Answer: ONTC advises that none of the walls being removed are load bearing. The four (4) exterior walls and the block wall that supports the staircase are load bearing.

Item 2: Would ONTC please confirm if the removal of the existing overhang is to be done by others as per the note in drawing 4/A4.1, and that it is not part of the base bid price?

Answer: ONTC advises that the Successful Respondent will be responsible for the removal of the existing overhang.

Item 3: With respect to brick removal, the drawing shows 3 sides of the building, but the photos show 2 sides only that have bricks. Would ONTC please confirm which is correct?

Answer: ONTC advises that the brick removal is required only on two (2) sides: the front of the building and the side of the building that is closest to McIntyre Street. The rear of the building and side of the building that is closest to Worthington Street do not require brick removal as none exists.

Item 4: The schedule of prices does not have a section for finishes as flooring, ACT, millwork, and washroom accessories.

Answer: Please see revised [Proposal Form 1-A - Schedule of Prices](#).

Item 5: Would ONTC kindly advise how much the performance security required is, since the document shows the percentage required for the agreement to bond only?

Answer: Please refer to Section 58.1 - **GC 11.2 Contract Security**, of the Draft Agreement, as provided below:

- 11.2.1 If required by the *RFP*, the *Contractor* shall provide a performance bond and a labour and materials payment bond, each issued by a bonding company acceptable to *Owner* and licensed to issue such instruments in the *Place of the Work*, in the amounts and forms as follows:
- .1 Amount of performance bond shall be equal to not less than 50% of the *Contract Price* in the form prescribed by the *Construction Act*.
 - .2 Amount of labour and material payment bond shall be equal to not less than 50% of the *Contract Price* in the form prescribed by the *Construction Act*.

Item 6: Would ONTC please confirm the extent of slab on grade removal since drawing A2.0 and drawing S2.0 do not show the same area of removal?

Answer: ONTC advises that the entire slab on grade for the main level is to be replaced as it is required for extensive plumbing, structural work & floor levelling. Please note that all existing structural footings shall remain.

Item 7: Would ONTC please confirm if the Millwork is Melamine and if the countertop laminate is on a chipboard or plywood base

Answer: ONTC confirms that the Millwork is melamine and the countertop is laminate with chipboard base.

Item 8: Drawing 3/A6.0 shows some wall tile in the washroom, but the room finish schedule shows painting and no tile at all. Would ONTC please advise which is correct?

Answer: ONTC advises that as per Drawing 3/A6.0, tile will be required in the washroom.

Item 9: The door schedule is showing D101B and D113 as hollow metal bifold closet doors, but typically, bifold closet doors are wood. Would ONTC please advise whether the closet doors should be metal or wood?

Answer: ONTC advises that this is addressed in Addendum No. 02 dated September 18, 2025.

Item 10: There is a small wooden structure on the left side of the building. Would ONTC confirm if it will be affected by the work and require removal? Should it be part of the demolition, please confirm who is responsible for removing the items inside and what these items are (should it be the responsibility of the GC). Additionally, would ONTC please provide a photo on this side, showing this side clearly.

Answer: ONTC advises that the shed beside the building is owned by the tenants on the adjacent property. ONTC has notified the landlord that the structure must be moved off of ONTC property. The shed will remain on the adjacent property.

Item 11: Section A/S2.2 shows that wood strapping @16O.c is required at the truss bottom cord. Would ONTC please confirm if the second-floor ceiling removal is required, or if there is enough space under the bottom cord to install the wood strapping?

Answer: ONTC advises that no strapping will be required for the second floor. The ceiling is to remain as is and only patch and repair work are required.

Item 12: Drawing 2/A3.1 indicates both acoustical ceiling tile and gypsum board ceilings in the same area. However, Floor Assembly Schedule C1 specifies only a gypsum board ceiling. Would ONTC please confirm whether the new ACT ceiling is to be installed below an additional layer of gypsum board ceiling, considering that the existing ceiling at the ground floor is not being removed?

Answer: ONTC advises that a 13mm GWB ceiling on the main level is required for 30min fire rating between floors, and ACT drop ceiling for finished ceilings on main level below ductwork.

Item 13: Would ONTC consider a one-week extension for the submission deadline / closing date?

Answer: ONTC is agreeable to extend the submission deadline / closing date to **Friday, September 26, 2025**.

Please note that ONTC will not consider any further extensions to the submission deadline / closing date.

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:
Proposal Form 1-A - Schedule of Prices	Proposal Form 1-A - Schedule of Prices (Addendum No. 03)

This Addendum hereby forms part of the RFP.

Regards,

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