

1 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 Specification Section 00300 Tender Form (6 pages, letter size).
 - .2 Mechanical Addendum No. 1 (2 pages, letter size).

1.2 GENERAL CLARIFICATIONS

- .1 The electrical connection to the Power Door Operators at the megadome are to be completed by others at a later date.
- .2 Intended date of award by Friday, September 25, 2026.
- .3 Ensure the construction is substantially completed, by April 30, 2027. This includes being fully operational and ready for public use.
- .4 Through wall penetrations of the existing community buildings, for the purposes of service connection to the new community building must maintain the integrity of the existing assembly. This includes but is not limited to the fire resistance rating, environmental separations, and structural integrity.
- .5 Refer to Specifications Section 00100 Instructions to Bidders; Paragraph 1.8.1 Security Deposit
 - .1 Each tender shall be submitted with a Bid Bond.
- .6 Refer to Specifications Section 00100 Instructions to Bidders; Paragraph 1.8.2 Agreement to Bond and Paragraph 1.8.3 Performance Assurance.
 - .1 Bonding will not be required for this project.
- .7 All areas of new asphalt to have 60mm thickness.
- .8 All areas of perimeter insulation to be 2" thick and extend 4'-0" from edge of footing.

2 Amendments

2.1 PROJECT MANUAL SPECIFICATIONS

- .1 Refer to Specifications Section 00300 Tender Form.
 - .1 Refer to attached specification sheet: '00300 Tender Form.' Note that separate and alternate prices have been included.

DELETE: 00300 Tender Form

ADD: 00300 Tender Form (Issued by AD No.01)

- .2 Refer to Specification Section 01021 Allowance;
.1 Refer to Paragraph 1.3. Cash Allowances; Sentence 9.1

DELETE: "Supply of Door Hardware as per Section 08710. Installation to be included in Base Bid."

- .3 Refer to Specifications Section 02770 Concrete Walks, Curbs and Gutters; Paragraph 3.3 Concrete
.1 Refer to Sentence .3

DELETE: "Install concrete curb and gutter, and concrete curb to OPSD 600.040 and OPSD 600.110 as indicated on the contract plans, and conforming to OPSS 353."

ADD: "Install concrete curb and gutter, and concrete curb to OPSD 600.110 as indicated on the contract plans, and conforming to OPSS 353."

- .4 Refer to Specifications Section 07212 Board Insulation; Paragraph 2.1.1 Insulation
.1 Refer to Sentence .1.1.1 Acceptable Materials Below Grade. Owens Corning; Foamular NGX C-200 & Codebord will be considered an approved equal.

- .5 Refer to Specifications Section 07481 Preformed Metal Cladding; Paragraph 2.1 Materials
.1 Refer to Sentence .1.2 Wall Cladding Profiles. Vicwest; AD300R

.2 **ADD:** ".9 Roof Cladding Profiles. Vicwest; PR16R"

.3 Refer to Sentence .1.3 Soffit Profiles.

DELETE: "AD300R"

ADD: ".1 Perforated aluminum soffit with 4 panel profile. Colour to be determined by consultant at later date. Acceptable products: by Gentek or approved equal."

- .6 Refer to Specifications Section 08710 Door & Finishing Hardware.
.1 Refer to Paragraph 3.6 Hardware Groups

DELETE: ".1 Under separate cover. Schedules to be provided by Hardware Supplier by Allowance."

ADD: ".1 All exterior doors:
.1 Three (x3) hinges.
.2 Door weatherstripping and door sweep.
.3 Door stops (wall-mounted).
.2 Door D100, D101 – Washrooms

- .1 Lever lockset with privacy lock on interior and keyed exterior.
- .2 Closer.
- .3 Door D102 – Barrier Free Washroom.
 - .1 Lever passage set.
 - .2 Power door operator with universal hardware controls.
 - .1 Acceptable products: S7400 FlexSwing by Horton Automatics or approved equal.
- .4 Door D103 – Interior Door
 - .1 Office lockset.
 - .2 Floor mounted door stop.
- .5 Door D104 – Exterior Office Door
 - .1 Office lockset.
 - .2 Closer.
 - .3 Deadbolt (keyed same as lockset)."

2.2 PROJECT DRAWINGS

- .1 Drawing A0.0, Cover Sheet, Key Plan, Legends and General Notes
 - .1 Refer to 3/A0.0, General Notes, Paragraph; Scope of Work
- DELETE:** “.4 Complete biohazard cleanup inside the mega dome structure.”
- .2 Drawing A0.1, OBC Matrix, Assembly Schedules, Door, Frame and Window Schedule and Elevations Room Finish Schedule, And Typical Washroom Interior Elevations
 - .1 Refer to 3/A0.1, Door & Frames Schedule
 - .1 All reference to ‘Door/Screen; Width(inches)’. All door widths to be replaced with 36”
 - .2 All reference to door/screen or wood material as ‘HMI’ or insulated hollow metal to be replaced with ‘MCW or exterior metal clad wood door.
- .3 Drawing A0.1, OBC Matrix, Assembly Schedules, Door, Frame and Window Schedule and Elevations Room Finish Schedule, And Typical Washroom Interior Elevations
 - .1 Refer to 5/A0.1, Room Finish Schedule
 - .1 All reference to wall material as ‘GWB’ or gypsum wall board to be replaced with ‘PLY’ or plywood.
 - .2 All reference to wall finish as ‘PT’ or paint to be replaced with ‘EPX’ or epoxy.
 - .3 All reference to floor base material as ‘WD’ or wood to be replaced with ‘PVC’ or polyvinyl chloride. Interior wall base shall be 3/4" solid PVC 3-1/2" boards (white). Seal to floor using caulking. Acceptable products: Royal Siding Products or approved equal.
- .4 Drawing A1.0, Overall Site Plan
 - .1 Remove from base scope and reserve for Separate Price No. 1 only: ‘Apply asphalt to existing gravel parking lot’ and all associated work.

- .2 Remove from scope and any reference to scope regarding fencing on site.
- .3 Refer to note “(x2) NEW UNIT PAVER BARRIER FREE PARKING STALLS.”

DELETE: “(x2) NEW UNIT PAVER BARRIER FREE PARKING STALLS.”

ADD: “(x2) NEW BARRIER FREE PARKING STALLS.”

.5 Drawing 1/A1.1, Demolition Partial Site Plan

- .1 Remove from scope and any reference to scope regarding ‘Removed (x1) existing bollard’.
- .2 In lieu of supplying and installing the sidewalks of unit pavers as detailing in 5/A1.1, 7, A1.1, and 10/A.21, sidewalks may be installed of poured concrete. Concrete to be minimum 4” thick and reinforced with welded wire mesh.

.6 Drawing 1/A2.0, Roof Plan

- .1 Acceptable alternate to wood rafter roof design provided is to engage with a roof design consultant, provide and install roof structure per stamped engineered drawings from a structural professional actively licensed in Ontario.

- .7 For gravel subbase, presume existing soils is ready to compact and utilize for subbase. Add additional for grading, compact to 100%. Anticipate on average additional depth to be 300mm of compacted subgrade for paving.

.8 Refer to Separate Price No. 1.

- .1 Location and extent of concrete curbs to be continuous along the east edge of the new asphalt parking lot and along new sidewalk only. Install rolled curbs along all other edges of asphalt parking lot. Drainage to be accommodated in the direction of drainage flow as indicated on drawings.

2.3 MECHANICAL

- .1 See attached Mechanical Addendum 1 from Greener Earth Engineering & Design for full details.

2.4 ELECTRICAL

- .1 None.

End of Addendum

Tender Form Submitted By Name: _____
Address: _____
Telephone: _____
Email: _____

Tender Submitted to Attention:

Marcus Wheeler
Bertrand Wheeler Architecture Inc.
528 Cassells Street,
North Bay, ON P1B 3Z7
E: tenders@bertrandwheeler.ca

Base Bid We offer to enter into a Contract to perform the Work required by the Tender Documents for the stipulated price of:

_____ (\$ _____)

The above Base Bid offer does not include value added taxes (HST).

Construction Time We agree to complete the Work in accordance with the Tender Documents, including Section 01011, Summary of Work. We agree to Substantial Performance of the Work within _____ weeks from the date of notification of acceptance of Tender.

Confirmation of Documents We acknowledge our compliance with the Instructions to Bidders and the Tender Documents relating to the Work, including all Addenda as follows.

We acknowledge receipt of Addenda No's. _____ to _____.

Allowances We have included all allowances as Specified under Specification Section 01021, Allowances, within our Base Bid price. List the total amount of all Allowances on the following List of Sub-Contractors.

Insurances We have appended a Certificate of Insurance and a WSIB Certificate to this tender in accordance with the Instructions to Bidders.

Bid Bond We have appended an acceptable Tender Bid Bond and a Consent of Surety to this tender in accordance with the Instructions to Bidders.

Bid Evaluation Information We have appended information relating to the Bid Evaluation procedure as prescribed by the Owner and understand that the selection will be based upon the procedure described therein.

Tender We agree and acknowledge that the lowest or any of the submitted Tenders will not necessarily be accepted.

We agree and acknowledge that this Bid is irrevocable and open to acceptance for a period of **45 days** from the date of Bid Closing.

Signed, sealed and submitted for and on behalf of:

Company Name

Address

Name and Title

Witness Name and Title

Signature

Witness Signature

Date

(Affix Corporate Seal over signature)

List of Sub-Contractors

The following are the Sub-Contractors we propose to use for the divisions or sections of the Work (name all subcontractors to perform work). Value added taxes for the sections of Work are not included in the following amounts.

Division / Section	Name of Sub-Contractor	Amount
Allowances	See Specification Section 01021 (insert full amount of both Cash & Contingency Allowances)	\$
Excavation & Backfill		
Septic Bed		
Asphalt Paving		
Unit Paving		
Hydroseed		
Landscaping		
Concrete		
Carpentry and Framing		
Drywall		
Doors		
Windows		
Flooring & Bases		
Painting		
Washroom Accessories		
Exterior Cladding and Trims		
Roofing		
Eavestrough / Downspouts		
Plumbing		
Ventilation		
Electrical Power		

Almaguin Highlands Outdoor Community Hub
Township of Strong
Project No. 2503
September 2026

00300
TENDER FORM
(Issued by AD No.01)

Electrical Lighting			
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Separate Prices

At the Owner's discretion, the following Separate Prices may be deleted from the Work and Proposed Base Price in establishing the Contract Value.

Separate Prices do not include Harmonized Sales Tax (HST). Separate prices do include all overhead and profit for the Work associated with the Separate Price.

Separate Price is part of Base Price. At the sole discretion of the Owner, the Owner may choose to DELETE the following Work from the Base Price.

SEPARATE PRICE NO. 1

Asphalt Paving of Existing Parking Lot – Apply asphalt to existing gravel parking lot located off Buck Haven Road. Associated scope includes forming concrete curbs, painting lines and coordinating slope of grading towards drainage swale. Refer to drawing A1.0 Overall Site Plan.

Separate Price No. 1 _____

_____ (\$ _____)

Alternative Prices

We submit the following prices for Alternative Work listed hereunder. The prices includes all cost of the Work, but excludes Harmonized Sales Tax (HST).

At the sole discretion of the Owner, the amounts may be added to or deducted from the Stipulated Price stated on page 1 of the Tender Proposal Form at the time of Award.

Clearly indicate if the price is an addition or a deduction by clearly indicating the appropriate text within the line below.

Alternative Price No. 1: In lieu of supplying and installing the plywood and epoxy paint on interior face of walls in rooms 100, 101 and 102 as detailing in 3/A2.0, install PVC interior finish by Trusscore®, or approved equal, wall cladding complete with wall base.

(ADD) (DEDUCT) _____

_____ (\$ _____)



Greener Earth

ENGINEERING & DESIGN

A Division of TASF Canada Inc.

MECHANICAL ADDENDUM NO. 1

PROJECT: ALMAGUIN HIGHLANDS OUTDOOR COMMUNITY HUB
WASHROOM & STORAGE BUILDING

DATE: September 3, 2026

PROJECT NO: 2026-41

This addendum is issued to make corrections required on the documents, add to the documents, or clarify the documents. Where not otherwise specified in this addendum, the work described herein is subject to the contract documents.

ITEMS:

1. Based on contractor's assessments, it is presumed that it will be possible to bury the water line from the Municipal office to the new washroom to a depth (min. 4'-0") below grade that will be suitable for frost resistance without the need for insulated piping and heat tracing. Contractors are to base pricing for waterline installation including trenching and backfilling to the minimum depth noted. Piping to be installed will be 1" dia. PE.
2. As per site assessments, allow for coring of Municipal Building wall adjacent to the lower-level conference room. Supply water piping to be routed up above the ceiling tiles and then to the utility room below the stairs. Wall penetration to be fully sealed after connection of new piping and prior to backfilling trench.
3. Include in pricing for the supply and installation of 20 gal pressure tank as specified. This is to provide a local buffer due to the piping length from the Municipal Building.
4. For the wall mounted barrier free lavatory, a wall mounted concealed carrier will be required (Watts CA462 or equivalent). Provide all required blocking in the wall cavity as specified by the manufacturer.
5. For each exhaust fan discharge, provide single wall box and grille equivalent to Reversomatic SWBS-8 complete with 5" dia. duct inlet and optional extruded aluminium grille. Grilles to be finished to match siding based on Specifications 09900, Formula 7.

Issued by:



for Greener Earth Engineering & Design.

Distribution: Architect - Betrand Wheeler Architecture Inc.
Client – Township of Strong
Contractors

DRAFT