

**August 19, 2025**

**Addendum No. 01**

**File Reference Number: RFP 2025 062**

**Title: Design-Build of North Bay Sand Dome**

**RE: Clarifications/Questions**

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**MANDATORY VIRTUAL SITE MEETING:**

A Mandatory virtual site meeting was held on Friday, August 15th, 2025, at 11:00 a.m.

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

**QUESTIONS/CLARIFICATIONS:**

**Item 1:** The spec package mentions a footprint of 32 ft wide x 66 ft long (minor deviation acceptable). Would a structure measuring 29 ft wide x 75 ft long, with a total area of 2,175 sq ft, be acceptable?

**Answer:** Yes, ONTC advises that this deviation is acceptable. See photo below which has been added to provide more clarity on the area that can be covered. Contractors are encouraged to visit the site to verify conditions. If there is a significant deviation from the dimensions provided, site conditions will be considered as final.



**Item 2:** In regard to the substantial completion date of October 31<sup>st</sup>. Will this be enforced with penalties to persuade the contractors bidding on this project to finish on time?

Also, you ask for the frames to be hot dipped galvanized, because of the salt. (which makes perfect sense). This may be an almost impossible turn around for the dome suppliers to start fabrication and deliver, to have installed intime for the substantial completion date of the 31<sup>st</sup> of October.

**Answer:** ONTC advises that it may use liquidated damages as per contract terms at its own discretion. The contractor shall indicate in their proposal whether they can meet the deadline and provide sufficient justification on the project approach section for ONTC review and evaluation.

**Item 3:** Please see photos below that depict the solar panel installation.





This Addendum hereby forms part of the RFP.

Regards,

Nicole Laplante  
Procurement Contracts Specialist  
[nicole.laplante@ontarionorthland.ca](mailto:nicole.laplante@ontarionorthland.ca)

## Appendix “A”



# **North Bay Sand Dome Project Virtual Site Meeting**

**August 15th, 2025**



# Agenda:

1. Introduction.
2. Background information.
3. Project Deliverables (SOW)
4. Schedule of Work.
5. Sand Dome(Existing Condition Pictures)
6. Questions and additional Site Visit.



# Introduction

## 1. ONTC:

A. Esmail Zougari

B. Adarsh Thiya

C. Nicole Laplante





# Background Information

## **North Bay Sand Dome Project :**

The project site has been used previously by ONTC as a laydown area and for stockpiling rail ties and for sand storage. Soil contaminants may be present. The site is located Between the rail, next to maintenance of way building, accessible through a gravel road. There are currently some utilities at the site (electrical, water).





# Project Deliverables (SOW)

- **Project Delivery:** Design-Build contract for full design and construction of a sand dome storage building.
- **Turnkey Requirements :** ONTC requires a complete solution; no building packages, kits, or proposals needing ONTC to hire subcontractors.
- **Facility Size: [66'Lx32'W]** Minimum 2,112 sq.ft (minor deviation accepted)
- **Location:** Adjacent to ONTC New Maintenance Way Shop, 908 Worthington St. E., North Bay, ON.
- **Completion Date:** Must be fully completed and operational by October 31, 2025.
- **Scope Expectations:** Include all design, site work, construction, and handover within budget, time, and quality constraints.



# Project Deliverables (SOW)

- Design – All design deliverables to be reviewed and discussed at each submission. IFT to be approved by ONTC.
- Construction – Fabricated Steel Structure along with Fabric membrane on block foundation.
- Opening – 16'W x 18'H, height clearance of 20'
- 8" inches in elevation ( B2 Granular base)
- 2 sets of rail tracks to be installed protruding 1' inch.
- Lighting – ONTC to provide solar panels and batteries. Contractor to install.
- Proper grading and water drainage.
- Block foundation ( concrete blocks of 3500-4000 PSI)
- Foundation Wall System: Stackable concrete block wall on an elevated compacted gravel bed min 8" above surrounding ground



# Schedule of Work

## **Designing phase:**

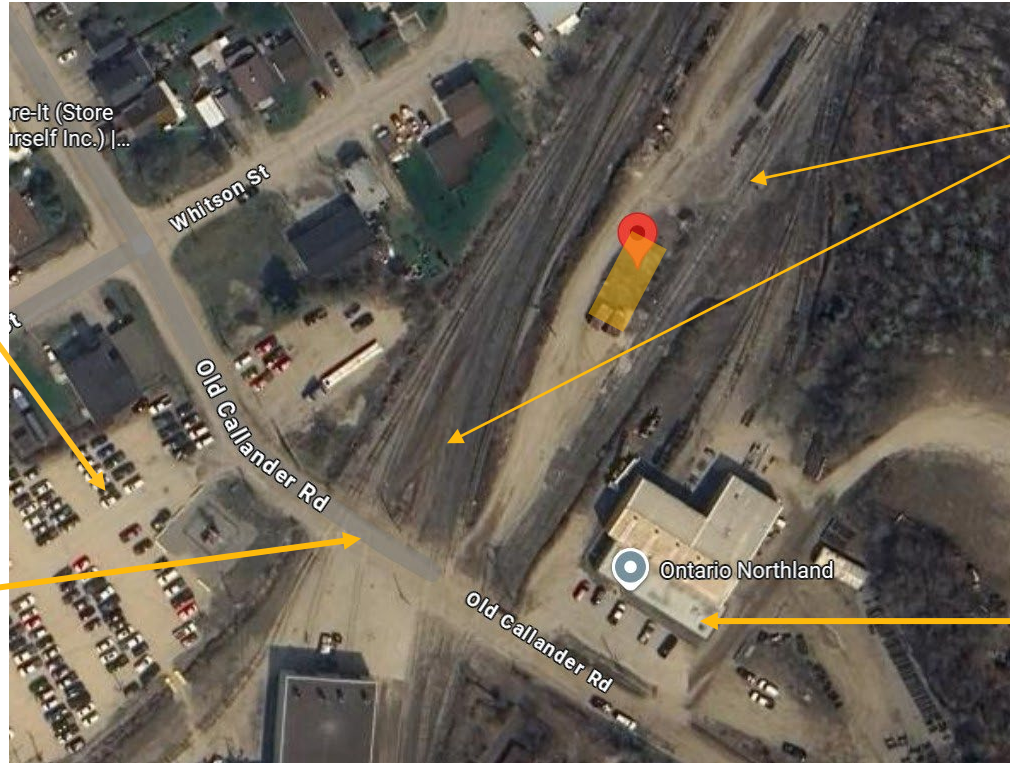
Designing activities shall commence on September 8, 2025, and preferably completed by September 20, 2025.

## **Construction phase:**

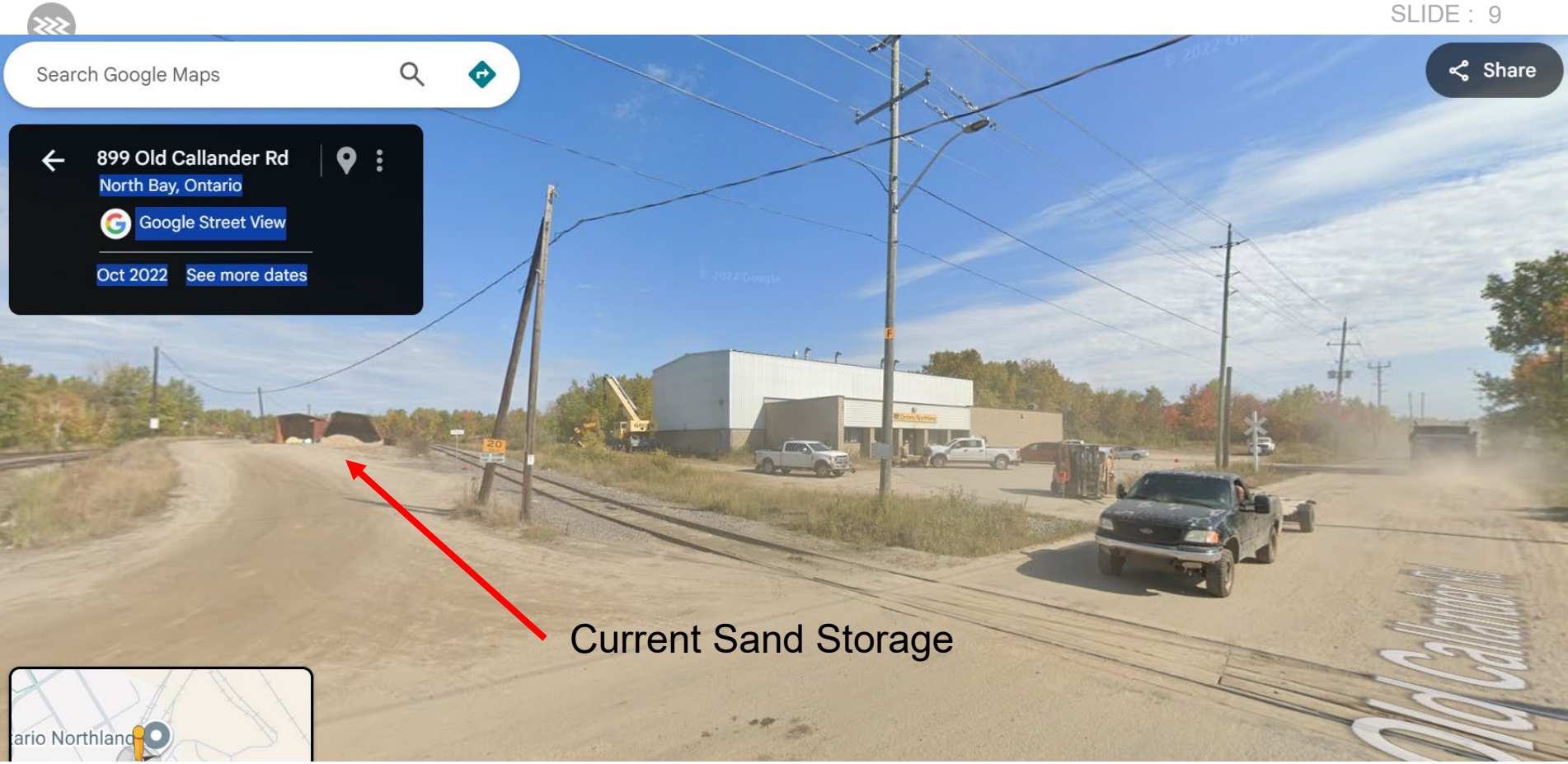
Construction activities shall commence following the design phase and be completed by October 31, 2025.



# Site Location- NB Sand Dome



915 McIntyre Rd, North Bay, ON



Search Google Maps



Share



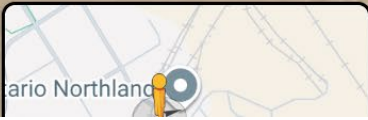
899 Old Callander Rd  
North Bay, Ontario



Google Street View

Oct 2022

See more dates



Current Sand Storage













An aerial photograph of a construction site. A yellow rectangle is drawn on a dirt area. Two red arrows originate from the rectangle: one points to a line labeled 'Retaining wall' and the other points to a distance labeled '4 ft distance from retaining wall'.

**Retaining wall**

**4 ft distance from retaining wall**





























Solar battery light





# Questions

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

## Site visit

Site visit can be arranged at request.

## Important dates:

Last day to submit questions: August 28, 2025,

RFP Closing date: September 2, 2025 at 2:00:00 pm

Construction Start Date: September – October 2025

Substantial Project Completion Date: October 31, 2025



Thank you