

**August 7, 2025**

**Addendum No. 04**

**File Reference Number: RFP 2025 055**

**Title: North Bay Station Upgrades**

**RE: Clarifications/Questions**

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Please refer to the following information / clarifications:

**Item 1:** Please confirm the type of security and AV systems required for the temporary facilities (i.e. PA systems, cameras, televisions, alarms, card readers, etc.)

**Answer:** ONTC will fulfil hardware requirements, contractor to install. Please see Item No 13 for more information.

**Item 2:** Please confirm whether the responsibility for cleaning the temporary facilities used by ONTC passengers lies with the owner or the contractor. If the contractor is responsible, please provide the specific cleaning requirements and outline the expected cleaning activities.

**Answer:** Please see answer in Addendum No. 1, Item 5.

**Item 3:** Confirm the concrete mix design for the interior slabs and the mix design for the concrete piers for new railing installs.

**Answer:** Concrete to be to the following:

1. Conform to CSA A23.1: "Concrete Materials and Methods of Concrete Construction."
2. The concrete supplier is to be certified by the ready-mixed concrete Association of Ontario.
3. The contractor and the concrete supplier are to ensure that the plastic and hardened mix properties meet site requirements for placing, finishing and the owner's performance requirements.
4. Cement to be Portland cement type GU for interior slabs and Type 10 for all exterior work unless noted otherwise or required by exposure class.
5. Concrete to be normal density unless noted otherwise.
6. Nominal size of course aggregate to be 20 mm unless noted otherwise.

7. Curing unless otherwise recommended by the concrete supplier to suit SCM content; Basic: 3 days at 10C minimum or 40% specified strength.
8. Concrete properties:
  - Interior Slabs – Class: N-CF, Strength: 25 MPa.
  - Exterior Concrete – Class: C-1, Strength: 25 MPa, Air: 5-8%
9. Premixed grout to be non-shrink, 40 MPa minimum at 28 days. Install in accordance with the manufacturer's instructions.
10. Place concrete as close as possible to final location to avoid segregation. Vibrate all concrete.
11. Unless otherwise noted, finishes are to be as follows:
  - Interior Slabs: Powered steel trowel minimum twice.
12. Concrete finishing to CGSB 81-GP-!M:
  - Interior Slabs – swirl-trowelled finish.
  - Exposed Exterior Work – fine broom finish.

**Item 4:** Confirm whether a poly or vapour barrier is required beneath the slab.

**Answer:** No vapour barrier required.

**Item 5:** Provide details for dowels into the existing concrete slab for the new concrete slab.

**Answer:** 10M rebar @ 405 o/c, embed rebar into new and existing concrete 150 mm at mid height of slab thickness. Bond to existing concrete using non-shrink grout.

**Item 6:** Provide the glazing specifications for the pass-through window and the hollow metal door glazing.

**Answer:** Pass through window - Tempered, 2 ply laminated glass to CAN/CGSB-12.1 – M90 with clear 0.75 mm polyvinyl butyral interlayer. Exposed edges to be machine ground and flat polished. Provide safety glazing label.

Hollow metal doors – clear fully tempered with safety glazing label.

All glazing to be minimum 6 mm thick. All glazing must be designed to required larger thickness in accordance with ASTM E1300 to meet required deflection criteria. Limit glass deflection to 1/175 or flexure limit of glass with full recovery of glazing materials.

Provide shop drawings in accordance with section 01 33 00. All glazing shop drawings to be designed by a delegated design professional engineer where glass sizes fall outside of the manufacturers standard design charts.

**Item 7:** Provide specifications for the tile base.

**Answer:** All wall tile runs to the floor. No base.

**Item 8:** Confirm if the following line items can be added to Proposal Form 1A.

- Miscellaneous Metals
- Glazing
- Washroom Accessories
- Railing

**Answer:** New items have been added to the cost estimate sheet for Glazing and Washroom Accessories. Railing can be added to mechanical. Miscellaneous Metals are not included and ONTC needs an explanation.

**Item 9:** Please confirm new furniture locations and specifications for North Bay

**Answer:** Please see Addendum No 1, Item 4.

**Item 10:** Please confirm whether any additional signage is required beyond what is included in our current allowance.

**Answer:** Yes, additional signage will be required, contractor to supply and install signage. Separate cash allowances will be provided.

### **Temporary Facility Requirements During Construction**

**Item 11:** According to Addendum No. 01, the contractor is responsible for toilet cleaning and sewage tank pumping/drainage. Only one trailer can connect to station power; the rest require a generator and holding tanks.

- (a) Please specify the washroom facility type that the owner is expecting. Clarify the type and quantity required.

**Answer:** Four (4) washrooms with at least one accessible washroom. All washrooms shall have the ability to be heated, as required, during the later stages of construction.

- (b) Are the temporary trailers' washrooms (including the accessible one) to be self-contained with holding tanks?

**Answer:** All temporary washrooms are to be self-contained units with holding tanks.

- (c) Should the contractor carry an allowance for daily or routine sewage tank pumping and potable water refill services throughout the project?

**Answer:** Yes, the contractor should allow routine sewage tank pumping and potable water refill services throughout the project.

- (d) If tie-in to municipal water/sewer is feasible, would ONTC permit it, and will connection locations be made available?

**Answer:** ONTC will not permit this. This option is not feasible, and no connection location is made available.

### **Temporary Trailer Layout and Accessibility**

**Item 12:** Are contractors to base pricing on the trailer sketches as final design, or will ONTC issue detailed trailer specifications?

**Answer:** Detailed trailer specification can be found in the most recent sketch. Pricing should be based on this sketch.

**Item 13:** Is the contractor responsible for infrastructure (e.g., conduit, wiring, data cabling) to support ONTC-supplied equipment?

**Answer:**

- All lines should be assumed to be Cat5e or Cat6 unless otherwise specified. Preference shall be given to the cheaper options. All network lines should be terminated, tested, and labeled appropriately by the contractors. They should be terminated as female, to allow for easier connection to ONTC devices.
- Lightning protection will be required if the lines are run aurally.
- 1x Outdoor rated network line from the switch stack in the basement to the switch location in trailer 1 (Approximately 100 feet). M/M RJ45 to connect the switches directly would be preferred.
- 2x Outdoor rated network or phone line from the BIX blocks in the Station to the Ricoh printer location in trailer 1 for fax. If Cat5e/Cat6 line is used, terminate trailer side with a keystone. If Telco line is used, terminate trailer side with a male RJ11 connector.
- 3x Outdoor rated network lines from the trailer 1 switch to the Display Board/VOIP Speaker/Camera in trailer 2. M/M RJ45 connectors shall be used.
- Internal trailer 1 Cabling to be completed with patch cables. A solution to keep cabling tucked out of the way to prevent health/safety issues must be included. Adhesive tracks, cable hooks, cable protectors on the floor, etc.
- **All hardware will be provided by ONTC.** All hardware is to be surface mounted and the responsibility of the contractor to install. Some of the hardware quantities to be mounted are as follows:
  - x2 – TV 75" displays (1 in each trailer. These are departure boards)
  - x2 – Cameras (1 in each trailer)
  - Icomera system to be installed by contractor.
  - Speakers/PA System to be installed by contractor.
- Power cables that go from the station to the trailer, and also power cables within the trailer are the contractor's responsibility. Power outlets shall be available for all devices listed.
  - 3 PCs

- 2 Departure Boards (TVs)
  - Ricoh Printer/Fax
  - Icomera
  - Small Scale (used to weigh parcels)
  - Speakers/PA system
  - 2 Cameras (on ceiling)
- All, Cameras, Departure boards, Xibo PCs (behind departure board), Icomera device, and Cable runs are to be installed by Contractor.
  - Cabling should be handled by the contractor; this includes supply and install of cables required to the Station to provide networking and PSTN. Installation of equipment is also contractor.
  - All Networking cables and power cables shall be provided by the contractor. Contractor is responsible for covering power requirements for the trailer (ensuring there are power outlets available for all devices listed) and networking components specified by ONTC.

**Item 14:** Accessibility ramp or chair lift with door operator. Please specify what the ONTC wants priced in the base bid, ramp, or chair lift?

**Answer:** ONTC does not have a specific preference, but contractors base their bid on the most cost-effective method and provide a detailed cost breakdown.

#### **Timing Conflict Between Temporary Space and Construction Start**

**Item 15:** Work cannot begin until the temporary trailer is “ready for use by ONTC,” yet the RFP also specifies:

- Construction start date: August 25, 2025
- Ready-for-Takeover date: December 5, 2025

(a) If delays occur in trailer procurement or setup, will the construction schedule be extended?

**Answer:** No, the construction schedule will not be extended.

ONTC wishes to clarify that the Construction Start Date, as referenced in the procurement documents, includes the setup of the temporary trailers.

Although the contractual start date is August 25, 2025, active demolition work is expected to commence in mid-September, pending completion of the following early-stage tasks:

- Installation and commissioning of temporary trailers.
- Shop Drawings submittals and review.
- Material procurement and mobilization activities.

- (b) Will ONTC issue a delay claim or adjust the liquidated damages clause if construction start is deferred?

**Answer:** No, ONTC will not issue a delay claim or adjust the liquidated damages clause if the construction start is deferred.

### **Utility Connection Points**

**Item 16:** Where exactly are the hydro, water, gas, sewage, and IT connection points for the temporary trailers?

**Answer:** There are no connection points for water, gas and sewage. The only connection points will be for hydro and IT. These connection points are within the station and will be provided upon trailer setup.

**Item 17:** Are there capacity limitations?

**Answer:** Yes, North Station has enough power for two temporary trailers.

**Item 18:** Will shutdowns or tie-ins require ONTC approval or third-party coordination?

**Answer:** Yes, shutdowns will require notice of at least five (5) business days to ONTC.

### **Sono tube Conflict with Existing Storm Sewers – Ramp Area**

**Item 19:** We request clarification on how to proceed if existing storm infrastructure (e.g., storm sewer lines) interferes with the proposed installation of Sono tubes in the ramp area:

- (a) Will ONTC accept alternative structural solutions, such as offsetting Sono tubes, redesigning with a grade beam, or using helical piles, in the event of conflict?

**Answer:** Yes, ONTC will accept alternative structural solutions. All solutions need ONTC prior approval.

- (b) Can ONTC provide updated or detailed storm sewer location/depth information for the affected area?

**Answer:** No details are available for the storm sewage sewer.

- (c) Will the contractor-proposed engineered revisions require ONTC's approval before implementation?

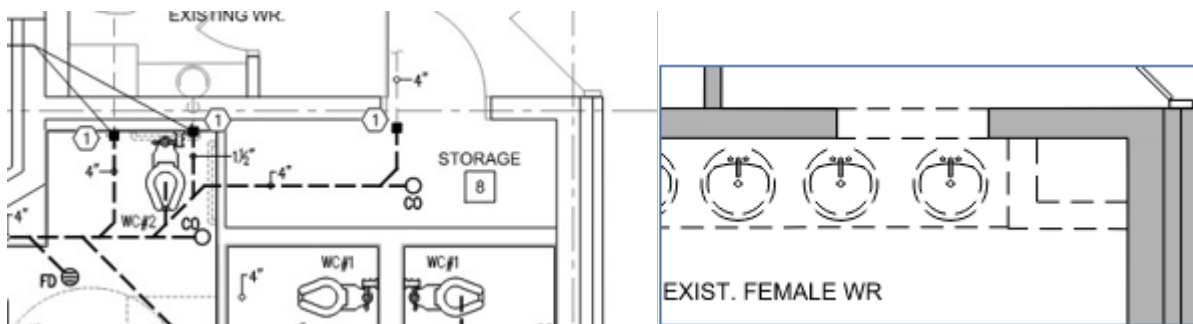
**Answer:** Yes, contractor-proposed engineered revisions require ONTC's approval.

- (d) At the site visit, there was mention of the details changing for the railing at the tunnel entrance. Will this information be included in another addendum?

**Answer:** Please find revised drawings for Handrail in Addendum No. 02.

### **Storage Room**

**Item 20:** Storage #7 calls for the existing flooring to remain. This room will be made inside the old washroom area, where the concrete slab will be removed and re-poured to suit the underground plumbing. The corner of the room has a current block wall bump out with no flooring. What type of flooring should be installed in the storage room?



**Answer:** Provide new sheet vinyl flooring and rubber base. Flooring colour to match washrooms.

### **Hardware Schedule**

**Item 21:** The hardware schedule does not include Door B 101, B102, and B103. Will there be a revised hardware schedule to reflect these doors?

**Answer:** Please find Answer in Addendum No. 02, Item 2.

### **Missing / Incomplete Information Identified:**

**Item 22:** [A1.01] – Elevation 4/A101-5/A101]

- Wall panels WP-1
- No specification, no reference, no cross-section, on material /species/finish to be used

**Answer:** Please see the answer in Addendum No. 02, Item 13 and Item 1.

**Item 23:** [A1.02] – [, Elevation 8/A1.02-working side]

- Wall panels c/w reveals
- No specification, no reference, no cross-section on material/species and reveals fabrication/finish to be used

**Answer:** Please see the answer in Addendum No. 02, Item 3 and Item 4.

### **Section 06 40 00 Architectural Woodwork**

**Item 24:** The tender documents specify that architectural woodwork must be fabricated and installed to AWMAC standards and custom-grade quality, and that the subcontractor must be an AWMAC member or a certified shop. We note that the project involves minimal millwork and no cabinetry in the traditional sense.

- (a) Will ONTC accept a qualified non-AWMAC member subtrade if the work complies with AWMAC custom grade standards?

**Answer:** Yes.

- (b) Is AWMAC membership a mandatory requirement for this project even if no millwork certification program (e.g., GIS or Guarantee & Inspection Service) is being requested?

**Answer:** The subtrade does not need to be an AWMAC member but all millwork must be fabricated to custom-grade AWMAC standards.

### **Needle Deposit Bins:**

**Item 25:** The architectural drawings show needle deposit bins, but there is no mention of these items in the specifications. Please confirm if needle disposal units are required and, if so, who is responsible for supplying and installing them, and provide locations.

**Answer:** Please see Answer in Addendum No. 2, Item 1. Contractor to supply and install.

### **Waste Receptacles/ Paper Towel Dispensers:**

**Item 26:** The specifications do not mention a Paper Towel / Waste Receptacle for washrooms or public areas.

- (a) Please confirm if waste receptacles are required and clarify whether these are to be supplied and installed by the contractor or provided by ONTC. Require model type.

**Answer:** Please refer to Addendum No. 1, Item 1. Contractor to supply and install.

- (b) Detail 2/A1.01 has had a recessed paper towel dispenser. A block wall furred out will not be enough space to recess this unit. Please clarify.

**Answer:** In washrooms 1, 3 and 4 delete 22mm furring and replace with 92mm steel studs. Set studs off masonry wall to distance as need to fit paper towel/ waste receptacle. In washroom 2 recess in stud wall. Demising wall between Universal WR 6 and W 5 to be revised to 152 steel studs. Interior dimensions of Universal Washroom to be maintained.



**Change Table:**

**Item 27:** The specification does not mention an Adult or Child change table for the Universal Washroom. Elevation C shows an ASCT.

(a) Please clarify if this is an Owner or Contractor-supplied/installed.

**Answer:** Please see Answer in Addendum No. 2, Item 1.

(b) Should this unit ASCT be required, please provide specifications.

**Answer:** Please see Answer in Addendum No .2, Item 1.

**Item: 28:** Please confirm whether metal supports are required within the wall cavity for adult change tables. If so, please provide the necessary specifications or details.

**Answer:** No, metal supports are not required in the wall for an adult change table.

**Napkin Dispensers**

**Item 29:** The specification does not mention a napkin dispenser for public washrooms. Please clarify if this is an Owner or Contractor-supplied/installed.

**Answer:** Please see Answer in Addendum No. 2, Item 1. Contractor to supply and install.

**Washroom and Accessibility Signage Requirements:**

**Item 30:** The Tender drawings and specifications do not indicate any signage requirements for washrooms, including accessible or gender-neutral signs, braille/tactile identification, or general room labels.

Please confirm the following:

(a) Are washroom accessibility signs required for this project?

**Answer:** Yes, signs are required, and cash allowance will be provided for signage.

(b) If so, is the contractor responsible for supplying and installing signage?

**Answer:** Yes, Contractor is responsible for supplying and installing signage.

(c) Should signage meet AODA and OBC standards for tactile, braille, and visual accessibility?

**Answer:** Certain signage will meet AODA and OBC standards, further details will be provided.

### **Flooring Finish Clarification**

**Item 31:** Note 3, item A under "Wall and Floor Finishes" specifies sheet vinyl flooring, whereas detail 2/A1.01 refers to "new porcelain tile." Please confirm the correct flooring finish.

**Answer:** Sheet vinyl flooring.

### **Inspection Costs**

**Item 32:** Section 21 05 01 notes that mechanical contractors are not responsible for building permit fees. Please confirm whether any additional inspection costs will apply.

**Answer:** Refer to specification 21 05 01 – Mechanical General Requirements Section 1.5 – Permits, Certificates, Fees and Inspection.

### **Wall Finishes on Drawing A1.01**

**Item 33:** Item 4 of the addendum 2 states that *"all new partitions and furring are to be finished with ceramic tile except room 7 storage unless otherwise indicated on the drawings."* However, the elevations on drawing A1.01 appear to contradict one another in terms of specified wall finishes—Elevation 4,5 and 6 showing a combination of tile, wood panels, and drywall. However, Section 2/A1.01 refers to wall types F1, F2, P1, and P2, all of which indicate a tile finish. Additionally, the Wall and Finish Notes specify that the walls are to be tiled.

Can you please confirm whether we are to disregard the elevation designs shown on A1.01 and proceed with pricing all walls as tile finish per the notes and wall types?

**Answer:** Where indicated on the drawings as wood paneling or drywall provide that finish material in lieu of tile.

**Item 34:** Since there will be outside temporary washrooms will there still be a requirement to have the 1 washroom working during construction as per the mechanical drawing m101?

**Answer:** No, there will not be a requirement for interior washrooms.

**Item 35:** Can pro press copper fittings be used on potable water?

**Answer:** No, pro press will not be used.

**Item 36:** The previous addendum states the GC is responsible for pumping the temporary washrooms. Can you give us an estimate as to how many passengers ONTC has at each location per day?

**Answer:** These numbers are just rough estimates: (24\*7 facility)

- Busy day – 400-450 around.
- Normal day – 150 around.

**Item 37:** Could you please confirm whether access to the exit tunnel will need to be shut down during the construction of the new sidewalk ramp shown in Detail 2/A2.00? Alternatively, will we be required to maintain public access and provide a temporary path or alternate route?

**Answer:** The exit tunnel will be closed for the duration of construction. No alternative path is required.

**Item 38:** Please confirm the items that the ONTC will supply and install, and the items that the contractor will need to supply and install.

**Answer:** All items to be supplied and installed by the Contractor as per the drawings. IT equipment and hardware mentioned in the Addenda will be ONTC responsibility.

**Item 39:** 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 Document:
Proposal Form 1A – Schedule of Prices – Englehart Station Upgrades_R2	Proposal Form 1A – Schedule of Prices – North Bay Station Upgrades_R3

This Addendum hereby forms part of the RFP.

Regards,

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