

**November 17, 2025**

**Addendum No. 04**

**File Reference Number: RFP 2025 092**

**Title: North Bay Car Shop Heating and Ventilation Upgrades**

**RE: Clarifications/Questions**

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**QUESTIONS / CLARIFICATIONS:**

1. **Item 1:** Please confirm the date of substantial completion is to be November 31, 2028, with testing and commissioning work able to continue to March 15, 2029. We are asking because item 1.5.2 of the Terms of Contract specifies March 31, 2028.

**Answer:** ONTC confirms that the commission work is able to continue to March 15, 2029.

2. **Item 2:** Are the costs for the commissioning agent to be carried by the general contractor in the base bid, or will there be an allowance added for these costs?

**Answer:** Yes, ONTC advises that the general contractor is to carry all costs for commissioning in their base bid.

3. **Item 3:** The RFP indicates the geotechnical report will be issued by addendum. This information is required for the foundation design of the battery storage building. With design work dependent on this data, please provide this information.

**Answer:** ONTC advises that the Geotechnical report is not available. The foundation work will have a cash allowance of \$80,000.00.

4. **Item 4:** The RFP asbestos abatement requirements section lists Thomas Contracting for all related questions on asbestos specifications, abatement inspections, and costs. It also mentions that the testing costs are to be carried in our base bid. We have reached out to Grant at Thomas Contracting, and he will not provide hard costs for this work, as these costs will be difficult to quantify given the length of the project and its various stages. Given the project's duration and phased scope, and the position of Thomas Contracting, we kindly ask that a cash allowance be set up for this testing and inspection work. This would be the fairest process for both the proponents and the ONTC.

**Answer:** ONTC advises that it will pay Thomas Contracting directly for all abatement inspections and costs.

5. **Item 5:** Please confirm that the value of the general contingency, added by Addendum #2, is \$57,500.00 to align with being 10% of the allowances and not 10% of the base bid.

**Answer:** ONTC advises that the general contingency is 10% of the base bid.

6. **Item 6:** Addendum No. 02 - Item 1 references the changes of Form 1-A Schedule of Prices to include the interference and coordination drawings in 3D. On the new Form 1-A Schedule of Prices, this item is in Item 15 and would be included in our base bid calculation. Please confirm which information should be on these 3D drawings? Will ONTC be providing current as-built drawings of the existing building for a starting point with dimensions? Would ONTC consider adding an allowance for this item, given the scope of work to be determined?

**Answer:** ONTC advises that the information should include but not be limited to all new mechanical supports, mechanical equipment, ducting, piping, all major existing structural elements (ex. beams, wall columns, roof structure), all existing mechanical equipment including related ducts and piping, existing push pull system, cranes, and fall arrest system. The information should include enough details for the contractor to create adequate and accurate interference drawings. ONTC will provide 2D as built drawings. ONTC will not consider an allowance for this item.

7. **Item 7:** Please provide details on the jib crane that is to be installed in the battery storage building. Is it portable? Or is it to be mounted to the floor or wall? This information is required when working on the design of this building.

**Answer:** ONTC advises that the jib crane is to be mounted to the wall in charging area.

8. **Item 8:** Is ONTC able to provide a layout for the new battery storage building? Is it preferable to have it square or rectangular? With the two rooms requested, are they to be the same size? Is there a preferred location for the overhead doors?

**Answer:** ONTC advises that it will not provide a layout. The contractor shall propose a suitable layout based on ONTC needs.

9. **Item 9:** Please provide the interior clear height requirement for the new battery storage building.

**Answer:** ONTC advises that the building should not exceed a twelve (12) foot interior clearance.

10. **Item 10:** Please confirm that racking is to be included in the base bid since it is shown in the breakdown. If it is, please provide the requirements for pricing.

**Answer:** Yes, ONTC advises that racking is to be included in the base bid. The requirements are listed in the scope of work.

11. **Item 11:** Please confirm what work is included in the cash allowance for the Main Floor offices' ceiling retrofit and LED upgrades. Work in these areas was listed on page 24 of 52 of the RFP to be in the base bid, but this cash allowance is shown in the Form 1-A - Schedule of Prices, so we are requesting clarification.

**Answer:** ONTC advises that it will update the price schedule by removing the cash allowance line item. Contractor to include this work in their base bid.

12. **Item 12:** Given that there is a significant amount of information still outstanding, as shown in the above questions, we feel that an extension to the tender submission date is required. Therefore, we kindly ask that an extension to the tender close deadline be issued to Thursday, December 4th, 2025.

**Answer:** Yes, ONTC will extend the submission deadline to Thursday, December 4<sup>th</sup>, 2025 at 2:00:00 PM EDT. ONTC will not further extend the deadline. See revised Timelines below:

Issue Date of RFP	Tuesday, October 21, 2025
Mandatory Site Visit	Tuesday, October 28, 2025 at 2:00 p.m. local time
Deadline for Questions	Friday, November 28, 2025 at 2:00:00 PM local time
Deadline for Issuing Addenda	Tuesday December 2, 2025 at 2:00:00 PM local time
Submission Deadline	Thursday, December 4, 2025 at 2:00:00 p.m. local time
Anticipated Execution of Agreement	Thursday, January 8, 2026
Irrevocability Period	90 calendar days

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:
Schedule of Prices (Addendum No. 02)	Appendix D - Schedule of Prices (Addendum No. 04)

This Addendum hereby forms part of the RFP.

Regards,

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