

December 16, 2025

Addendum No. 08

File Reference Number: RFP 2025 092

Title: North Bay Car Shop Heating and Ventilation Upgrades

RE: Clarifications/Questions

QUESTIONS/CLARIFICATIONS:

Item 1: Would ONTC please clarify battery racking details? The information provided in the RFP documents only speaks to it being robust and made by the same manufacturer that supplies ONTC with their batteries. Would ONTC please also confirm its battery supplier and the specifics as it relates to battery sizing?

Answer: ONTC advises that the battery rack can be supplied by a battery manufacturer or a racking supplier. ONTC uses batteries from several different suppliers depending on the project. All batteries are stored in crates or strapped to standard 4 ft x 3 ft pallets.

Item 2: Would ONTC please advise if there is more than one battery enclosure required? If so, what are the enclosure types for each different battery?

Answer: ONTC advises that there are two (2) different types of batteries used at ONTC. As per regulations they must be stored separately in isolated rooms. See Battery Room Design Criteria on page 217 of RFP document for further information.

Item 3: Would ONTC please confirm the anticipated weights of the forklift, battery racks, and batteries in the battery storage building? This is required for the design of the floor.

Answer: ONTC advises that the forklift weighs approximately 16,000 lbs. The heaviest battery ONTC currently stocks is 1,700 lbs.

Item 4: Would ONTC please advise if the battery building is required to meet AODA requirements? Is there a barrier-free operator required on the exterior man door entrance?

Answer: ONTC advises that the battery storage building does not need to be barrier-free and an AODA door operator is not required.

Item 5: Would ONTC please advise if the new roll-up door on grid line 14 in mechanical room 213 is required to be fire-rated? Drawing 28994-2379-A01 does not show grid line 14 as a fire separation, but drawing 28994-2379-M15 shows fire dampers on grid line 14 in all ductwork. The current specification for the 10x10 CLOPAY model 157C is not fire-rated. Please confirm.

Answer: Please see attached revised Fire Separation Plan, attached to this Addendum No. 08. ONTC advises that the following shall be considered in reviewing the revised Fire Separation Plan:

1. Remove 1-HR FRR at Wood Mill B&B 128 and Mechanical Room 213.
2. Add Existing 2-HR FRR at Mechanical Room 206.

Item 6: Would ONTC advise where the drainage systems in the battery storage rooms be connected? Page 27 of 52 in the RFP states the battery storage building will not be connected to the sewer line and shall be self-contained. However, page 3 of the battery storage design criteria lists both battery storage rooms to have emergency showers with a flow rate of 30 GPM, with the emergency shower drains to be connected to the battery room drain system.

Answer: ONTC advises that the battery storage building is to have a self-contained, recessed trough to hold the water which will be vacuumed out, as required.

Item 7: Would ONTC please confirm the current BTUs used for the existing stores building? This information will be needed to review with Enbridge to confirm if any upgrades are required for the gas meter.

Answer: ONTC advises that the current BTUs for the stores building adjacent to where the battery storage building is to be located is 47,084 BTU/h.

Item 8: Mechanical drawing 28994-2379-R08 instructs us to *“Remove existing built up roofing membrane to bare deck.min. 4 feet larger than opening required for installation of mechanical units. Repair roof and install 5' x 6' Bilco Roofhatch and Keesafety Handrail. Refer to drawing A01 for details.”*

The structural drawings issued in Addendum No. 5 do not tell us to remove the joists or decking in any areas larger than the roof hatch. The ERV's are all larger than these 5' x 6' opening. There are also structural angle braces that connect the columns that conflict with the new openings.

Would ONTC please confirm the structural details and scope of work to be included for these large openings in the roof, with the intent of lowering the new ERV's through onto the 2nd floor?

Answer: ONTC confirms that all mechanical equipment is to be shipped in sections with a maximum width of 54" to allow for installation between OWSJ.

The PRICE ERVs specified have splits throughout the unit. The widest split is 54" and unit length of 120". The intent is to remove roofing and decking larger to facilitate the installation of the sections of the ERVs between the OWSJ. Following installation of the units reinstate sections of the roof deck up to the extents of the hatch. The hatch is there for future maintenance. It will be up to the contractor to determine the total extents of the removal of roof deck to allow for the equals and rigging from the crane.

Item 9: Would ONTC kindly issue the sign-in sheets from the mandatory pretender meetings for the subtrade's and the general contractors or list the company names to allow for equal pricing opportunities for all proponents that are now eligible to participate to submit proposals to this RFP.

Answer: No, ONTC is unable to share the sign-in sheets from the mandatory site visits.

Item 10: Would ONTC please confirm if the following would be considered as an acceptable equal?

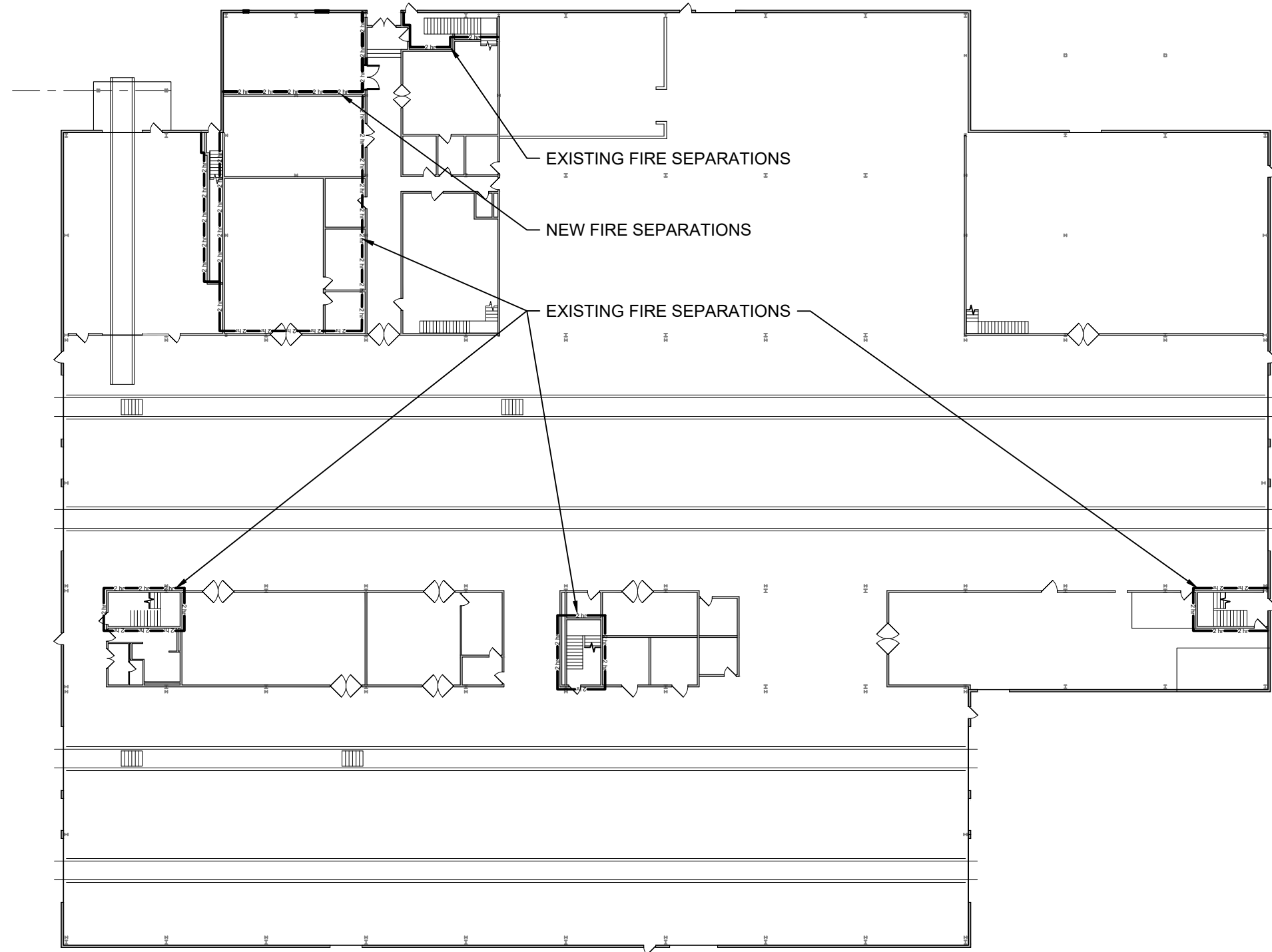
Specified Manufacturer	Equipment	Requested Manufacturer
EH Price	Grilles and Diffusers	Metalaire

Answer: Yes, ONTC advises that this would be considered as an acceptable equal.

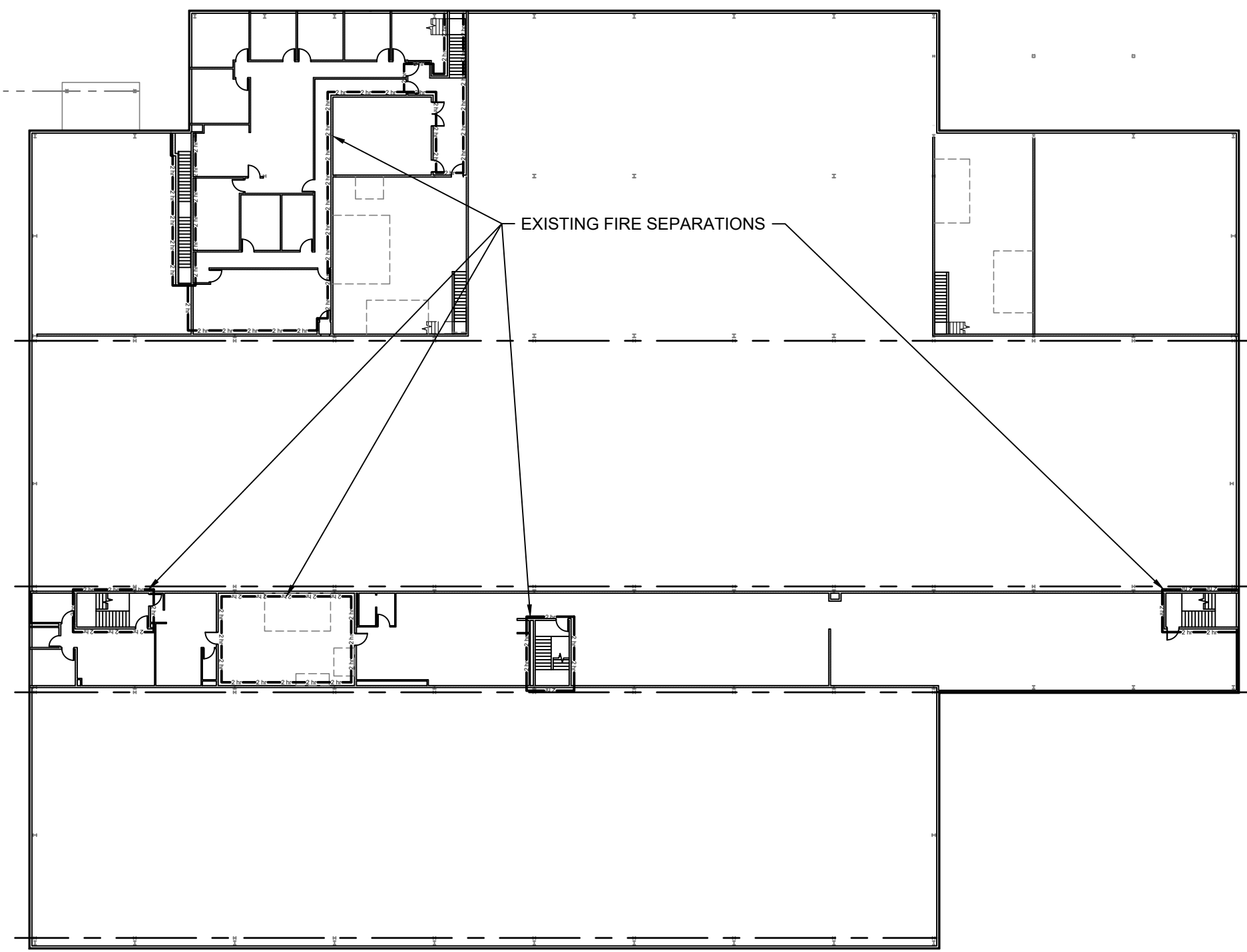
This Addendum hereby forms part of the RFP.

Regards,

Nicole Laplante
Procurement Contracts Specialist
nicole.laplante@ontarionorthland.ca



1 GROUND FLOOR FIRE SEPARATION PLAN
A01 SCALE: 1/32" = 1'-0"



2 SECOND FLOOR FIRE SEPARATION PLAN
A01 SCALE: 1/32" = 1'-0"

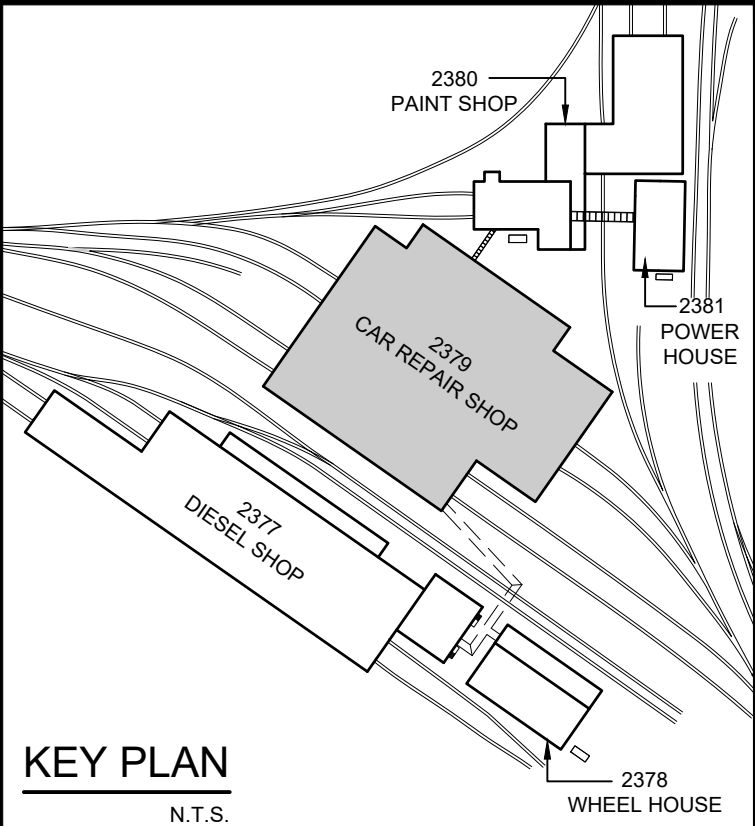
NOTES:

- EXISTING FIRE SEPARATIONS ARE TO BE MAINTAINED AND ALL NEW PENETRATIONS TO BE SEALED OR HAVE A FIRE DAMPER. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF NEW PIPING AND DUCT RUNS.
- FLOORS, MEZZANINE AND SUPPORTING STRUCTURE IS RATED FOR 1HR. MAINTAIN FIRE SEPARATION.

Name of Practice: J.L. Richards & Associates Limited			
Name of Project: ONTC Heating and Ventilation Upgrades 2379 – Car Repair Shops			
Location: North Bay, ON			
Ontario Building Code Data Matrix, Part 11 – Renovation of Existing Building			Building Code Reference
11.1	Existing Building classification:	Describe Existing Use: Car repair shops Construction Index: _____ Hazard Index: _____ x Not Applicable (no change of major occupancy)	11.2.1 T 11.2.1.1A T 11.2.1.1B to N
11.2	Alteration to Existing Building is:	Basic Renovation x Extensive Renovation <input type="checkbox"/>	11.3.3.1 11.3.3.2
11.3	Reduction in Performance Level:	Structural: x No <input type="checkbox"/> Yes By increase in occupant load: x No <input type="checkbox"/> Yes Plumbing: x No <input type="checkbox"/> Yes Sewage-system: x No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes	11.4.2 11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4 11.4.2.5
11.4	Compensating Construction:	Structural: x No <input type="checkbox"/> Yes (explain) Increase in occupant load: x No <input type="checkbox"/> Yes (explain) Change of major occupancy: x No <input type="checkbox"/> Yes (explain) Plumbing: x No <input type="checkbox"/> Yes (explain) Sewage system: x No <input type="checkbox"/> Yes (explain)	11.4.3 11.4.3.2 11.4.3.3 11.4.3.4 11.4.3.5 11.4.3.6
11.5	Compliance Alternatives Proposed:	x No <input type="checkbox"/> Yes (give number[s])	11.5.1

Ontario Building Code Data Matrix, Part 11
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December, 2013



KEY PLAN
N.T.S.

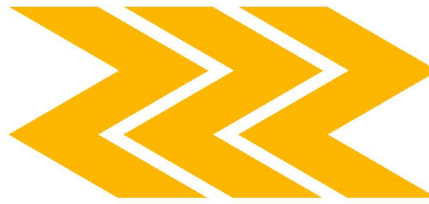
2	ISSUED FOR ADDENDUM NO. 02	16/12/25
1	ISSUED FOR ADDENDUM NO. 01	30/09/25
0	ISSUED FOR TENDER	01/08/25
No.	ISSUE / REVISION	DD/MM/YY

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VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 1" IF THIS IS A FULL SIZE DRAWING.

SCALE: 0 1"

CLIENT:



CONSULTANT: www.jlrichards.ca

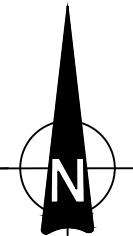
J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

PROFESSIONAL STAMP

PROFESSIONAL STAMP

PROFESSIONAL STAMP

PROJECT NORTH



PROJECT:

ONTC HEATING AND
VENTILATION UPGRADES
2379 - CAR REPAIR SHOPS

NORTH BAY, ON

DRAWING:

FIRE SEPARATION PLAN

DESIGN: AA

DRAWN: AA

CHECKED: AC

JLR #: 28994-018

DRAWING #:

28994-2379-A01