

May 25, 2026**Addendum No. 03****File Reference Number: RFP 2026 018****Title: Englehart Lumber Transload Facility****RE: Clarifications/Questions**

Please refer to the following information / clarifications:

Item 1: The presence of existing concrete structures on the west side of the site that do not appear on the issued drawings have been identified:

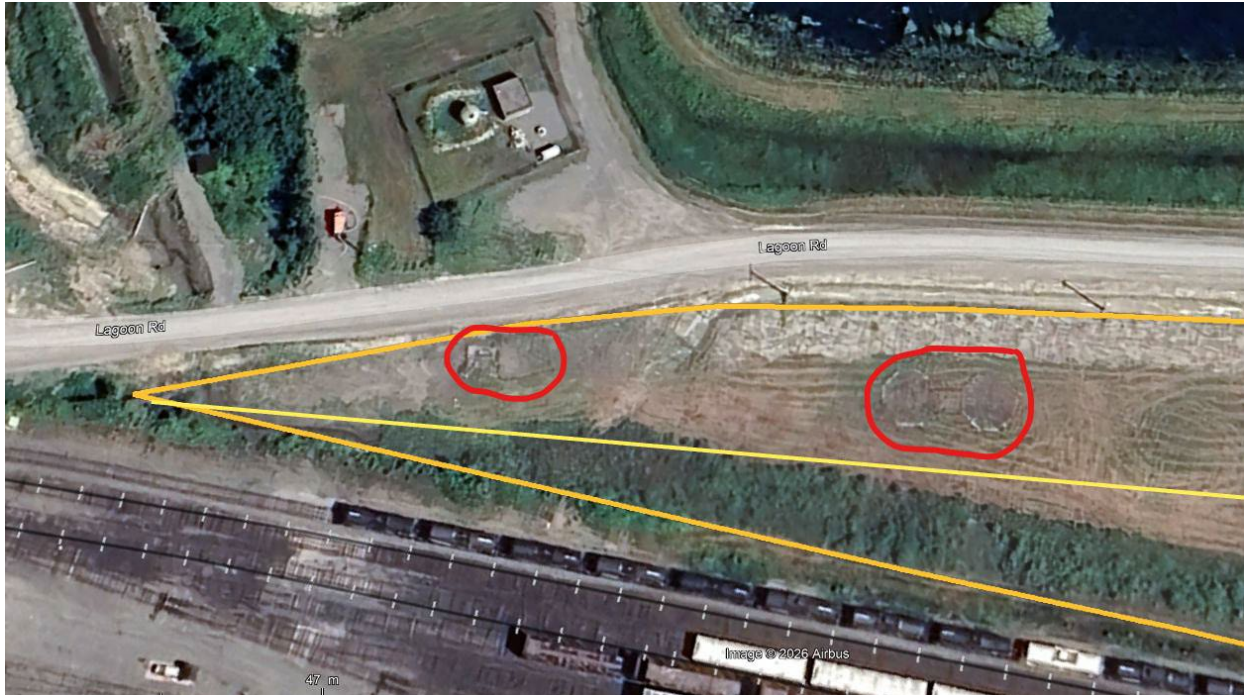
- Two circular concrete structures (reportedly used for locomotive turning)
- One additional concrete pad located further west

Currently, no information is provided regarding:

- Thickness
- Reinforcement details
- Structural configuration
- Extent and limits of these structures

Please confirm the following:

1. Confirm whether these structures are to remain or be demolished as part of the Work.
2. Provide any available drawings, specifications, or investigation data related to these structures.
3. Confirm that any demolition, handling, and disposal associated with these elements should be included in the Contractor's scope, or if it will be addressed separately.



Answer:

- A. These items are to be demolished.
- B. There are no drawings or documents on record.
- C. These elements should be handled in the Contractor's scope. Please include pricing for this work at line item B5 – Concrete Removal of the revised Appendix D – Schedule of Prices (separate Excel document - Appendix D - Schedule of Prices_R1), which forms part of this Addendum No. 03.

Item 2: Three existing monitoring wells are currently present on site based on the environmental documentation.

Please confirm whether these monitoring wells are to remain in place and be protected during construction, or if they are to be removed/decommissioned as part of the Contractor's scope of work?

If removal is required, please provide any applicable procedures, environmental requirements, and specifications related to their decommissioning. Furthermore, please clarify under which specification section or bid item these works should be included in the Contractor's pricing.

Answer: Decommissioning (abandoning) groundwater monitoring wells in Ontario is legally governed by Ontario Regulation 903 (Wells Regulation) under the Ontario Water Resources Act, and the Water Supply Wells Requirements and Best Practices manual. By law, any well that is no longer used must be properly plugged and sealed to prevent potential contaminants from entering the groundwater. Work must be completed by a licensed well contractor and technician, and overseen by Contractor Qualified Person. All debris must be removed, and the well must be

sealed from the bottom up using approved materials (e.g., bentonite or cement) to prevent fluid movement. At least the top 2 m of casing should be removed, and the well tag returned to the Ministry within 30 days. The surface must be sealed, and the area stabilized accordingly.

Proponents should include and account for the full cost of this work under line item B6 of the revised Appendix D – Schedule of Prices, which forms part of this Addendum No. 03.

Item 3: Can you please specify the exact Tensar Filtergrid Product as there are several options.

Answer: Tensar FilterGrid FG90.

Item 4: My electrical distributor having trouble building the panel as they cannot get 1p 15a breakers into a 347/600v 3ph 3w panel. Can you clarify?

| <p style="text-align: center;">PANELBOARD</p> <p style="text-align: center;">EXISTING MANUFACTURER;</p> <p style="text-align: center;">100A, 30 CIRCUIT, 3P, 3W, 347/600 VOLT SURFACE MOUNTED BOLT-ON CIRCUIT BREAKER PANEL BOARD WITH MAIN 100A LUGS ONLY & COPPER BUS</p> | | | | | | |
|--|-----|-----|-----|-----|-----|-------------------|
| DESCRIPTION | BKR | CCT | S/N | CCT | BKR | DESCRIPTION |
| TO HIGH MAST LIGHTING | 50A | 1 | ● | 2 | 50A | SPARE |
| | | 3 | ● | 4 | | |
| | | 5 | ● | 6 | | |
| | | 3P | | | 3P | |
| SPACE | | 7 | ● | 8 | | SPACE |
| SPACE | | 9 | ● | 10 | | SPACE |
| SPACE | | 11 | ● | 12 | | SPACE |
| SPACE | | 13 | ● | 14 | | SPACE |
| SPACE | | 15 | ● | 16 | | SPACE |
| SPACE | | 17 | ● | 18 | | SPACE |
| SPACE | | 19 | ● | 20 | | SPACE |
| SPACE | | 21 | ● | 22 | | SPACE |
| SPACE | | 23 | ● | 24 | | SPACE |
| SPACE | | 25 | ● | 26 | | SPACE |
| SPACE | | 27 | ● | 28 | | SPACE |
| SPACE | 15A | 29 | ● | 30 | 15A | LIGHTING CONTROLS |

NOTE

CONTRACTOR SHALL PROVIDE AND INSTALL THE INCOMING ELECTRICAL SERVICE TO THE 100A MAIN BREAKER OF THE 347/600V PANELBOARD, INCLUDING ALL REQUIRED CONDUCTORS, CONDUITS, TERMINATIONS, AND CONNECTIONS, IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

PANEL SCHEDULE

Answer: The panel should read: 100a, 30 Circuit, 3P, 4W, 347/600v Surface Mounted Bolt-On Circuit Breaker Panel Boards with Main 100a Lugs only & Coppr Bus. This will be updated in the IFC drawings.

Item 5: Please confirm that the General Contractor is not required to have “Professional Liability” insurance coverage as they are not the designed for the project. Please further confirm that the General Contractor is not required to have “Builders Risk” insurance coverage.

Answer: ONTC confirms that Professional Liability Insurance is not required where the scope does not provide for any professional services requirements. ONTC does wish to confirm; however, that *Builders Risk Insurance shall be included*.

Item 6: Can the completion date be extended to November 30, 2026?

Answer: No, the completion date remains as specified in the RFP documents. Proponents are to base their submissions on the existing project schedule.

Item 7: In regard to Item 7-12, inclusive, from Addendum No. 01, we wish to clarify that the questions were in regard to the existing overhead wires that need to be relocated. Can ONTC reconsider the responses provided.

Answer: The contractor will need to coordinate and verify with Hydro One. The Contractor shall be responsible for all coordination, permitting, and costs associated with Hydro One, unless otherwise directed.

Item 8: Ontario Northland Special Supplementary Conditions to CCDC 2-2020

Please note that ONTC has now completed Special Supplementary Conditions that will form part of Appendix A – Form of Agreement. The Agreement for the Deliverables will be the CCDC 2-2020, together with ONTC’s Supplementary Conditions and the attached Special Supplementary Conditions to this Addendum No. 03.

This Addendum hereby forms part of the RFP.

Regards,

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Manager, Public Procurement
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ONTARIO NORTHLAND SPECIAL SUPPLEMENTARY CONDITIONS TO CCDC 2-2020

RFP 2026 018 – Englehart Lumber Transload Facility

These *Special Supplementary Conditions* amend and supplement the Ontario Northland Supplementary Conditions to CCDC 2-2020 (Revised 20 Feb 2026) (the “*Supplementary Conditions*”) and the *General Conditions* of the *Stipulate Price Contract* — CCDC 2-2020. In the event of a conflict between these *Special Supplementary Conditions* and the *Supplementary Conditions*, these *Special Supplementary Conditions* shall prevail to the extent of the conflict, consistent with the order of priority of documents established in GC 1.1.5.1 of the *Supplementary Conditions*, under which ONTC *Special Supplementary Conditions* rank above ONTC Supplementary Conditions to CCDC.

SC 1 OPTIONAL ITEMS

SC 1.1 DEFINITIONS

- 1.1.1 For the purposes of these *Special Supplementary Conditions*, the following definitions apply:
- .1 “*Base Bid*” means the scope of *Work* described as the *Base Bid* in the *RFP*, excluding the *Optional Items*.
 - .2 “*Optional Items*” means the following optional elements described in the *RFP* for which the *Contractor* has submitted separate pricing in its *Proposal*:
 - .1 fencing and gates; and
 - .2 electrical and lighting,as more particularly described in the *RFP*.
 - .3 “*Optional Item Award Notice*” means a written notice issued by the *Owner* to the *Contractor* pursuant to paragraph 1.3.1, electing to include any one or more *Optional Items* in the scope of the *Work*.
 - .4 “*Extended Irrevocability Period*” means the period of 120 days from the *Proposal* submission deadline established under the *RFP*.

SC 1.2 IRREVOCABILITY OF OPTIONAL ITEM PRICING

- 1.2.1 Notwithstanding any shorter irrevocability period that may otherwise apply to the *Contractor’s Proposal*, the *Contractor* agrees that its pricing for each *Optional Item* as submitted in its *Proposal* shall remain open for acceptance by the *Owner*, and shall be irrevocable by the *Contractor*, throughout the *Extended Irrevocability Period*.
- 1.2.2 The *Contractor* shall not withdraw, revise, or repudiate its pricing for any *Optional Item* at any time during the *Extended Irrevocability Period*.

- 1.2.3 The *Contractor's* pricing for each *Optional Item* submitted in the *Proposal* shall be firm and shall not be subject to adjustment for any reason, including changes in the cost of labour, materials, equipment, or currency, that may have occurred since the date of *Proposal* submission, whether the *Optional Item* is awarded within or after the standard bid irrevocability period.

SC 1.3 OWNER'S RIGHT TO AWARD OPTIONAL ITEMS

- 1.3.1 The *Owner* may, in its sole and absolute discretion, elect to include any or all of the *Optional Items* in the scope of the *Work* at any time during the *Extended Irrevocability Period* by issuing an *Optional Item Award Notice* to the *Contractor*.
- 1.3.2 For greater certainty:
- .1 the *Owner* is under no obligation to award any *Optional Item*; and
 - .2 the *Owner* may award any combination of *Optional Items*, and the award of one *Optional Item* does not obligate the *Owner* to award any other *Optional Item*.
- 1.3.3 Any *Optional Item* not the subject of an *Optional Item Award Notice* issued within the *Extended Irrevocability Period* shall be deemed not awarded, shall be excluded from the scope of the *Work*, and the *Contractor* shall have no claim whatsoever against the *Owner* arising from or in connection with the non-award of such *Optional Item*.

SC 1.4 EFFECT OF AWARD ON CONTRACT PRICE, WORK, AND CONTRACT TIME

- 1.4.1 The initial *Contract Price*, being the lump sum price submitted by the *Contractor* in its *Proposal* as stipulated in Article A-4.1 and as defined in the *Supplementary Conditions*, shall be based on the *Base Bid* only.
- 1.4.2 Upon the issuance of an *Optional Item Award Notice*, the following shall apply with effect from the date of that notice:
- .1 the scope of the *Work* shall be expanded to include the *Optional Item(s)* identified in the *Optional Item Award Notice*;
 - .2 the *Contract Price* shall be adjusted upward to include the *Contractor's* firm lump sum or unit pricing (as applicable) for the awarded *Optional Item(s)*, as submitted in the *Proposal* and identified in the *Optional Item Award Notice*, which pricing shall be binding upon the *Contractor* without adjustment; and
 - .3 the *Owner* and the *Contractor* shall discuss in good faith any required adjustment to the *Contract Time* to accommodate the awarded *Optional Item(s)*. Any agreed adjustment to the *Contract Time* shall be documented by way of a *Change Order*. Failing agreement within 10 *Working Days* of the issuance of the *Optional Item Award Notice*, any dispute regarding the *Contract Time* adjustment shall be resolved in accordance with Part 8 — Dispute Resolution of the *Contract*.

- 1.4.3 The adjustments to the *Contract Price* and *Contract Time* arising from an *Optional Item Award Notice* shall be documented by way of a *Change Order* issued by the *Owner* within 10 *Working Days* of the *Optional Item Award Notice*. For greater certainty, the *Contractor's* pricing for the awarded *Optional Item(s)* shall be as submitted in the *Proposal* and shall not be subject to renegotiation.
- 1.4.4 The *Contractor* shall not commence any work in respect of an *Optional Item* until a *Change Order* giving effect to paragraph 1.4.2 has been issued by the *Owner*, unless the *Owner* has otherwise directed in writing.

SC 1.5 BONDS — ADJUSTMENT UPON AWARD OF OPTIONAL ITEMS

- 1.5.1 Where the *Contractor* has provided a performance bond and/or a labour and materials payment bond in accordance with GC 11.2 of the *Supplementary Conditions*, each in an amount equal to not less than 50% of the *Contract Price*, the *Contractor* shall, within 10 *Working Days* of the issuance of a *Change Order* under paragraph 1.4.3, provide the *Owner* with replacement or rider bonds (or such other form of amendment to the existing bonds as is acceptable to the *Owner* and the bonding company) increasing the face amount of each bond to reflect the increased *Contract Price* resulting from the award of the applicable *Optional Item(s)*.
- 1.5.2 The *Contractor* shall not commence any work in respect of an awarded *Optional Item* until the required bond amendments or replacement bonds have been delivered to and accepted by the *Owner*, unless the *Owner* has otherwise directed in writing.
- 1.5.3 The premium cost of any bond increase required under this paragraph 1.5 shall be included in the *Contract Price* and shall not give rise to any separate claim for additional compensation by the *Contractor*.

SC 1.6 INSURANCE — ADJUSTMENT UPON AWARD OF OPTIONAL ITEMS

- 1.6.1 Where the *Contractor* has obtained “*All Risks*” *Builders Risk* and *Boiler & Machinery Insurance* with limits of not less than 1.1 times the *Contract Price* in accordance with GC 11.1 of the *Supplementary Conditions*, the *Contractor* shall, within 10 *Working Days* of the issuance of a *Change Order* under paragraph 1.4.3, provide the *Owner* with evidence, in a form acceptable to the *Owner*, that the coverage limit has been increased to not less than 1.1 times the increased *Contract Price* resulting from the award of the applicable *Optional Item(s)*.
- 1.6.2 The *Contractor* shall not commence any work in respect of an awarded *Optional Item* until satisfactory evidence of the required increase in insurance coverage has been delivered to and accepted by the *Owner*, unless the *Owner* has otherwise directed in writing.

— **END OF SPECIAL SUPPLEMENTARY CONDITIONS** —