

ADDENDUM #2

Issued: November 21, 2025

Tender Closing Date: December 11, 2025 @ 11:00 AM:

Sealed Tenders to be received at 6 Oak Street P.O. Box 220 Lancaster, ON. K0C 1N0

Note: Opening of tenders will take place approximately 15 minutes after the stated deadline. The public may watch the live or recorded opening on the Townships YouTube Channel.

The following changes/clarifications are effective immediately and shall be incorporated into the Contract Documents:

Tender Ad

-

Front End Documents

-

Special Provisions

1. Section 01 21 00 Allowances

Subsection 2.9.1 – Add the following info with respect to the pre-selected refrigeration contractor:

Cimco Refrigeration

Brad Welock, Account Manager

bwelock@toromont.com

613-204-8425

The General Contractor is responsible to coordinate the scope of work with Cimco.

2. Section 01 51 00 Temporary Utilities

Subsection 1.5.4.2 – Delete “Maintain ambient temperature and humidity levels as required for comfort of office personnel”

Replace with “Maintain ambient temperature and humidity levels as required in the office and second level hall area only during periods of your planned electrical disruptions (refer to Section 01 11 00 Subsection 1.11.2 – hydro disconnect – 2 shutdowns).”

3. Section 01 52 00 Construction Facilities

Subsection 1.8.1 – Delete “The Contractor shall arrange with the owner a designated space within the building for an office space”

ADDENDUM #2

Replace with "The Contractor shall arrange with the owner a designated space within the rink area or workshop area for an office space. An office space will not be permitted in the lobby or second level areas. Alternatively, the contractor may provide their own site office trailer."

Drawings

-

Questions & Answers

Question 1: *We respectfully request the tender be made via an electronic bidding platform such as Merx, this is now the industry standard.*

Answer: The tender submissions shall remain as a hard copy submission as specified at the Township of South Glengarry Office. Bid documents and addendums are available on Merx and the Township of South Glengarry website.

Question 2: *Please confirm what is the purpose of identifying liquidated damages if they do not include "any direct cost as may be established by the Owner" What damages are then covered by the \$1000? This has to be clearly stated otherwise they would be considered punitive damages and therefore unenforceable.*

Answer: 'Answer to follow in subsequent Addendum'

Question: 3: 1.10 Who is the Consultant, is it the same as the Contract Administrator?

Answer: Correct the Consultant (Contract Administrator) is EVB Engineering.

Question: 4: 1.14 states that tender deposit shall be returned after receipt of final bonds, 2.7 states the bid deposit of the successful bidder shall be deposited in trust for the duration of the contract. Amend 2.7 to remove this requirement since performance bond is being provided.

Answer: 'Answer to follow in subsequent Addendum'

Question: 5: 1.36 what is the role of the contract administrator and owner for this section?

Answer: Both the contractor administrator and owner will review the submitted tariff related documentation with respect to a request for additional funds or a credit to the contract due to Tariff changes.

Question: 6: 2.8.e A parent entity cannot be responsible without itself submitting a tender, remove this clause.

Answer: 'Answer to follow in subsequent Addendum'

ADDENDUM #2

Question: 7: Article 6, provide Owner's and Contract Administrator email addresses for Notices as per GC 3.11

Answer: slharbers@southglengarry.com
greg.esdale@evbengineering.com

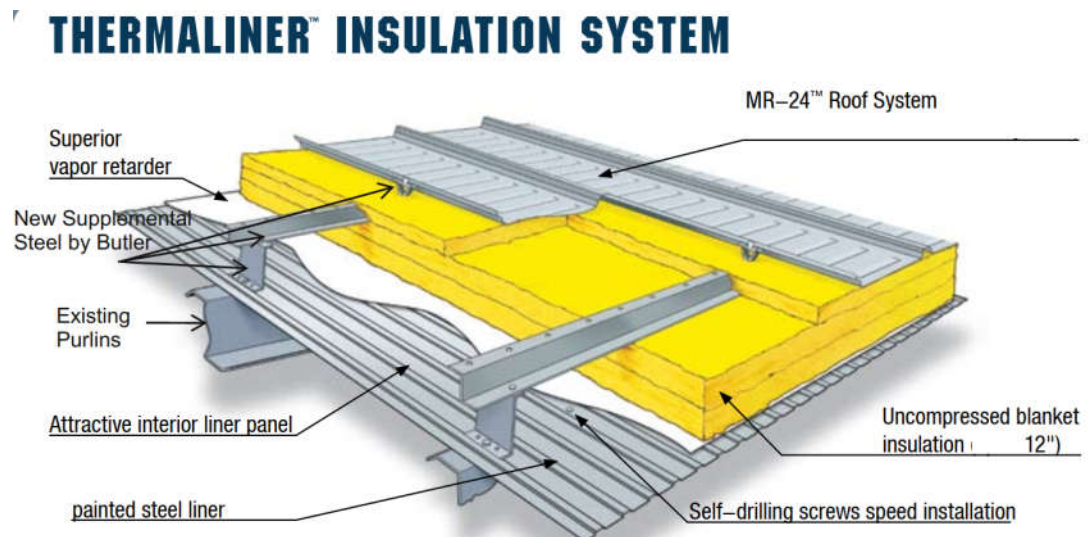
Question: 8: GC 8.02.03.13 “Where the Contract Administrator proposes to release the statutory holdback to a Subcontractor through the Contractor as provided for herein, the Contractor Administrator shall arrange for “the required maintenance security in respect of the said Subcontract”, to be provided by a retention from monies that would otherwise be payable to the Contractor. The value of the required maintenance security shall be determined by applying to the value of the Subcontract work the same effective percentage retention, derived from the foregoing table, as applies to the Contract as a whole”

Please explain the intent of this paragraph. What is the connection between releasing statutory holdback and maintenance security?

Answer: ‘Answer to follow in subsequent Addendum’

Question: 9: Blanket insulation. The plans and spec both make reference to a blanket insulation, but in the spec the only two products listed are Rockwool AFB and Multifix by Rockwool, neither of which is a blanket insulation. Can you please confirm what product you are looking for to be used in the wall cavities?

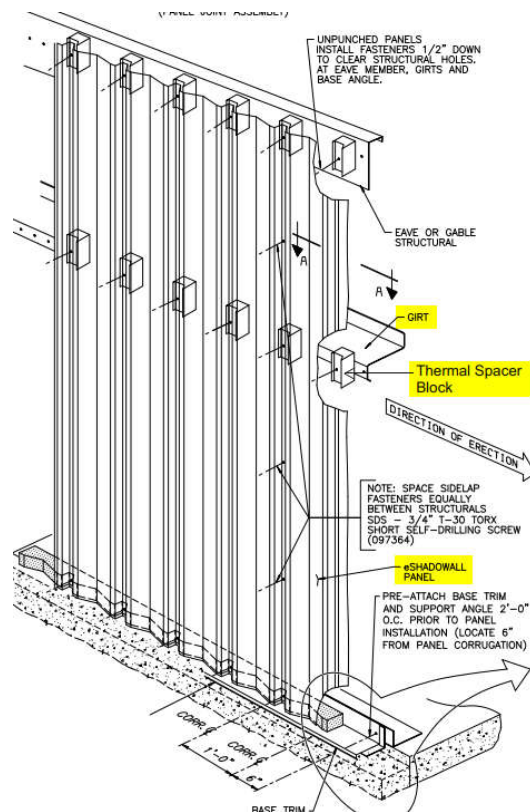
Answer: Delete reference to Rockwool AFB and Multifix by Rockwool. All walls shall have a blanket insulation 8” (approx. R25) and roofs a 12” (approx. R40) uncompressed blanket insulation supplied through the roof/wall panel supplier (Butler Mfg or approved equivalent system). Reference the specified Butler Mfg TLS-12 roof system – see image below.



ADDENDUM #2

Question: 10: The wall compositions on the drawings call for Thermal spacers, some parts of the spec talk about Iso clips. Is that what they mean by thermal spacers?

Answer: Delete reference to ISO-clips. Reference the specified eShadowall details. The thermal spacer blocks (approx. 2" deep) are installed on the exterior face of the girts at every siding corrugation connection with the panel attachment fastener centered and penetrating through each thermal spacer block. See image below.



Question: 11: Do we know the gauge of Z girt that we are supposed to reuse?

Answer: The exact gauge is unknown. Typical pre-eng building girt (walls) and purlin (roof) thickness range from 2-4mm.

Question: 12: The vertical spacing of the fasteners of the siding (iso-clips) calls for 60". However, the existing Z-girts that we are tying into are at 53" +/- . Are we ok to use them or are we to add Z-girts in order to meet spec?

Answer: Delete reference to siding ISO-Clips. Yes, it is acceptable to re-use the existing girts and purlins.

Question: 13: 07 46 19 section 3.2 INSTALLATION calls for the siding to be installed directly to the Zgirts (point 5), but the drawings call for thermal spacers. Please confirm.

ADDENDUM #2

Answer: Delete reference to installing new wall Z-bar girts. Reference Question 10 above, the siding will be installed over thermal blocks that are over the existing wall girts.

Question: 14: On drawing A1.2 - Roof Framing Plan with regards to the additional purlins, there are no details on Structural Drawings. Can you please confirm the extent of scope of work mentioned.

Answer: There is no additional scope associated with this note other than to let the contractor know the existing purlins are more closely spaced in this bay and that additional roof connections will be required to maintain roof load transfer from the new roof system down to each purlin.

End Addendum #2