

ADDENDUM #3

Issued: November 27, 2025

Tender Closing Date: December 17, 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

Revise Tender Ad as attached. Note the closing date, last day for questions, and last addendum, if applicable, dates have been extended.

Front End Documents

Form of Tender – Delete current Section 2.7 wording and revise as follows:

Every tender shall be accompanied by a certified cheque, bank draft, or bid bond made payable to the Owner in the amount of **ten percent (10%)** of the total bid price to serve as a tender deposit. Bid bonds submitted as a security shall be in accordance with the standards of the Canadian Construction Association and shall be from the same guarantee surety company supplying the Performance and Labour and Material Bonds for this Contract.

Special Provisions

1. Section 07 46 19 Steel Siding

Add Section 1.6:

1.6 WARRANTY

1.6.1 Provide a written guarantee, signed and issued in the name of the Owner, stating that the steel siding system will stay in place and remain watertight for a period of ten (10) years from the date of Substantial Completion of the work. The warranty will be ten (10) years covering the total costs of repairing any defective materials and workmanship and associated damages.

1.6.2 Include a minimum 25 yr. Weathertightness Warranty in the name of the Owner, from the siding supplier from the shipment date of the materials.

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1.6.3 Include a minimum 25 yr. Paint Warranty against crack, check, blister, peel, flake, chalk and fade in the name of the Owner, from the roof supplier from the shipment date of the materials.

2. Section 07 46 19 Steel Siding

Replace Section 2.3 as follows:

2.3 FASTENERS

Fastener size and spacing as supplied by the cladding supplier to suit cladding and thermal blocks.

3. Section 07 46 19 Steel Siding

Replace Subsection 2.4.1 as follows:

.1 Insulation: Refer to Section 07 21 16 – Blanket Insulation

4. Section 07 61 00 Sheet Metal Roofing

Add Subsections 1.4.2 and 1.4.3:

.2 Include a minimum 25 yr. Weathertightness Warranty in the name of the Owner, from the roofing supplier from the shipment date of the materials.

.3 Include a minimum 25 yr. Paint Warranty against crack, check, blister, peel, flake, chalk and fade in the name of the Owner, from the roof supplier from the shipment date of the materials.

5. Section 09 91 13 Exterior Painting

Add Subsection 3.2.4:

The Contractor is responsible for compliance with all provisions of the Ontario Health and Safety Act and its regulations pertaining to Occupational Exposure to Lead in Construction Work. The Contractor shall implement control measures acceptable to the Owner and Contract Administrator to control dust emissions and other airborne particles. The Contractor shall be cognizant of the open abrasive blasting and power tool cleaning limitations imposed on this Project site by Ontario Regulation 833 – Control of Exposure to Biological or Chemical Agents and prepare a control program as required by Ontario Regulation 490/09 – Designated Substances. Compliance with all environmental and

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safety laws and regulations shall be accomplished by the Contractor without supervision from the Engineer, Inspector or other representative of the Owner. Please note that there are areas of existing structures that are coated with lead containing paint. The contractor shall not disturb these areas until all controls, worker protection, health monitoring, air sampling and other required measures are implemented.

6. Section 09 91 23 Interior Painting

Add Section 1.12:

1.12 WARRANTY

Provide a written guarantee, signed and issued in the name of the Owner, stating that the painting system will not crack, check, blister, peel, flake, chalk and fade for a period of ten (10) years from the date of Substantial Completion of the work. The warranty will be ten (10) years covering the total costs of repairing any defective materials and workmanship and associated damages.

Add Subsection 3.4.4:

The Contractor is responsible for compliance with all provisions of the Ontario Health and Safety Act and its regulations pertaining to Occupational Exposure to Lead in Construction Work. The Contractor shall implement control measures acceptable to the Owner and Contract Administrator to control dust emissions and other airborne particles. The Contractor shall be cognizant of the open abrasive blasting and power tool cleaning limitations imposed on this Project site by Ontario Regulation 833 – Control of Exposure to Biological or Chemical Agents and prepare a control program as required by Ontario Regulation 490/09 – Designated Substances. Compliance with all environmental and safety laws and regulations shall be accomplished by the Contractor without supervision from the Engineer, Inspector or other representative of the Owner. Please note that there are areas of existing structures that are coated with lead containing paint. The contractor shall not disturb these areas until all controls, worker protection, health monitoring, air sampling and other required measures are implemented.

Drawings

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Questions & Answers

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

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then covered by the \$1000? This has to be clearly stated otherwise they would be considered punitive damages and therefore unenforceable.

Answer: The \$1,000/day is a minimum estimated cost that will be incurred by the owner for costs incurred by delaying substantial completion. The statement for any direct costs in addition to this amount is to ensure that the damages are not limited to this value, should other costs be incurred that exceed this amount.

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: Correct, the tender deposit shall be returned after receipt of final bonds and the Contract is fully executed at the start of the project. Refer to Front End Documents above for an amendment to Form of Tender - Section 2.7.

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

Answer: The Clause will remain.

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: There is no connection between release of statutory holdback and maintenance security. A maintenance security value isn't fully retained until the end of the project, and often the contract administrator will only start to retain a maintenance security amount after the project is 50% complete or more. If the contractor requests a partial substantial to have a sub-contractor's statutory holdback released before the maintenance security is retained by the contractor, there's a possibility that said maintenance security is withheld from monies otherwise owed to the Contractor; hence, the intent of this paragraph.

Question: 15: Can Robertson Building Systems be used as an alternate manufacturer for the roofing system (RTS insulation system + Double-Lok standing seam)?

Answer: *Answer to follow in subsequent Addendum*

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Question: 16: Can Robertson Building Systems be used as an alternate manufacturer for the wall cladding profiles (exterior and interior)?

Answer: Answer to follow in subsequent Addendum

Question: 17: Is there a Designated Substance Report available?

Answer: Testing of the existing paint has been completed and identifies lead in the paint. This report is forthcoming under a subsequent Addendum. Note the commentary under Special Provisions – Specification Sections 09 91 13 and 09 91 23 above re lead paint.

Question: 18: For the Tender Form, can you please consider allowing additional time to submit “Itemized Breakdown Schedule of Lump Sum Price” after the tender closing. It’s always a scramble to put this together along with the tender lump sum and its of best interested for the Municipality to get the best price.

Answer: Note that extended time (two working days) is provided for this breakdown under Section 2.2 – Itemized Lump Sum Breakdown of the Form of Tender.

Question: 19: Can you please verify if an alternate to replacing the metal roof will be acceptable?

Rhinobond mechanically fastened system ~25,000ft²

Sika Sarnafil PVC Rhinobond fastenened over 1.5” Polyisocyanurate insulation over flute filler, perimeter wood blocking with PVC metal edge and metal flashings, with chevrons over door/entrance areas.

- Sika Sarnafil S327.with Sika Sarnafil G410 for flashings and detail work. Mechanically fastened / Rhino Bond system.
- 1.5” Sarnatherm CG
- flute filler M24
- Perimeter wood blocking
- Sarnaclad PVC metal edge detail.
- Chevrons over door/entrance areas
- 20 year Manufacturer’s System warranty

Fastening will be determined by doing a pull out test on existing metal deck.

Answer: The above alternate system has been reviewed and will not be accepted.

End Addendum #3



The Corporation of the Township of South Glengarry
Invitation to Tender
Char-Lan Recreation Centre Roofing and Siding Replacement
Tender No. 2025-15
EVB Project #: 25097

Tenders are to be submitted as a Hard Copy. Sealed tenders, which shall be clearly marked as to contents, will be received by the Township of South Glengarry, 6 Oak Street P.O. Box 220 Lancaster, Ontario K0C 1N0 no later than:

11:00 AM, local time, on December 17th, 2025

Opening of the tenders will take place approximately 15 minutes after the stated deadline. The public may watch the live or recorded opening on the Township's YouTube Channel. The names of the Proponents and the submitted prices shall be made public on the Corporation website as part of the recorded opening of proposals. All tenders shall become the property of the Corporation.

The following is a general but not necessarily complete description of the works to be constructed under this contract:

- Replacement of the rink area steel roof and insulation, exterior wall cladding and insulation and the interior liner panel
- Replacement of the workshop and ice plant steel roof and insulation, and exterior wall cladding and insulation
- Rink area painting
- Replacement of one dehumidifier and various fans and louvers
- Miscellaneous electrical upgrades

The tender documents and applicable addenda may be obtained from Merx and the Township of South Glengarry website (commencing **November 6th, 2025**). Please email clerk@southglengarry.com (include Tender No. in subject of the email) to be added to the plan takers list and addendum distribution list (it is the responsibility of the plan takers to check the Merx and Township of South Glengarry websites regularly for addendums).

A pre-bid meeting for contractors will be held on **Friday, November 14th, 2025, at 10:00 AM** at the Char-Lan Recreation Centre in Williamstown, Ontario. This meeting is **mandatory** for the General Contractors to submit a bid. An addendum will be issued shortly after this meeting listing the General Contractors.

Each tender must be accompanied by a tender deposit in the form of a certified cheque, bank draft or bid bond for a minimum of 10% of the total tendered amount, made payable to the Township of South Glengarry.

Tenders are subject to a formal contract being prepared and executed. The Township of South Glengarry, at its own discretion, reserves the right to accept or reject any compliant or non-compliant tender and advises that the lowest or any tender will not necessarily be accepted.

Questions will be received until end of day **December 9th, 2025**, and shall be sent via email to the Consultant. The Township reserves the right to distribute any and all questions (anonymously) and answers pertaining to this tender by addenda. The final addendum, if applicable, will be issued on **December 12th, 2025**.

Consultant: EVB Engineering

Greg Esdale, P.Eng.

800 Second St. West, Cornwall, ON K6J 1H6

Telephone : 613-935-3775 x280

Email: greg.esdale@evbengineering.com