



Addendum No. 1

Date: June 30, 2026

Project No. 2026-10-DE

Project: Construction & Installation of Landfill Scale House

To: All Bidders

Clarification

Remove:

From Section: Section II – Tender Specifications, Scope of Work, Specification 7, Windows

Dual Pane 48"x48" sliding windows.

Addition:

To Section: Section II – Tender Specifications, Scope of work, Specification 7, Windows

Dual Pane 48"x48" sliding windows **with internal locks**.

Remove:

From Section: Section II – Tender Specifications, Scope of Work, Specification 10, Plumbing

Hot water on demand system.

Addition:

To Section: Section II – Tender Specifications, Scope of Work, Specification 10, Plumbing
Electric hot water tank, minimum capacity of 8 Gal (36 L). To be installed in bathroom in the location that is the least restrictive to users and subject to the approval of the Town prior to installation.

Remove:

From Section: Section II – Tender Specifications, Scope of Work, Specification 13, Foundation and Access;

And, From Drawing 11 (page 12 of Scale House Drawings)

Scale house shall be positioned such that it is 18" to 24" from the scale.

Addition:

To Section: Section II – Tender Specifications, Scope of Work, Specification 13, Foundation and Access;

And, From Drawing 11 (page 12 of Scale House Drawings)

Scale house shall be positioned such that it is **24" to 30"** from the scale.

Remove:

From Section: Section II – Tender Specifications, Scope of Work, Specification 14
Disconnection and



Addition:

To Section: Section III - Form of Tender

See attached Form of Agreement

Pre-Bid Questions

1. **Question:** Is the Demolition of the existing scale house to be done by the contractor or Town?

Answer: The Town will complete the demolition of the existing scale house.

2. **Question:** What is the reinstatement of asphalt around the new scale house to be?

Answer: No asphalt reinstatement is required from the contractor.

3. **Question:** Is the hot water tank to be propane or electric?

Answer: Electric. Additionally, please see details in the Clarification section of this Addendum

4. **Question:** Has there been a sewer or water locate?

Answer: Water and septic locate information is provided in the Tender drawing package for planning and bid preparation purposes. As per the tender, any required permits and utility locates will be the responsibility of the successful bidder/contractor.

5. **Question:** Is there a septic or sewer onsite?

Answer: As per the tender, the septic is in the area of the hydro pole.

6. **Question:** Will there be stubs out of the ground for connection to the new scale house?

Answer: Utilities will be disconnected at their current location. The successful contractor will be required to move/extend/alter the service connections to the required location for connection to the new scale house.

7. **Question:** Is there an option and/or space available to build the new scale house onsite?

Answer: The Town would be open to an on-site build provided that the work does not interfere with site operations, as such, the on-site build would not be able to commence before August 31, 2026, and could not take more than 30 days to complete. The Contractor would be required to provide their own tools, power and bathroom facilities. Work by the contractor would be limited to 7:30 a.m. to 5 p.m. Monday to Saturday. The Contractor will be required to provide their own lock to



the main gate and link the locks with the Town lock such that both parties retain access via their padlock. The Contractor would be responsible for ensuring the main gate remains closed when the Landfill is not open to the public. The Contractor will not scavenge the site at any time. The Contractor may dispose of materials directly resulting from the construction of the scale house only under the supervision of Landfill staff. The Contractor would be responsible for adequately delineating their work zone with pylons or other barriers. Depending on the location chosen, parking for the Contractor's staff may be limited in the area near the work zone. The following locations have been identified as potential on-site building zones:



Other locations on the site may be considered by the Town after assessing the location's impact to Landfill operations. Bidders may return to the site during public business hours to review the identified locations, however will be required to check in with Landfill Staff at the Scale house prior to reviewing the location. Landfill Staff will **not** be able to answer any questions regarding the locations.

8. Question: Are temporary facilities needed?

Answer: No, for the installation window the site would be closed Sunday – Tuesday, with the Landfill reopening Wednesday.

9. Question: Do we know the full scope of the demolition; will the existing asphalt and concrete foundation of the existing scale house be removed?

Answer: The Town will remove the minimum amount of asphalt required to install the helical piles. The contractor will be required to attend the site prior to



demolition activities to mark out the locations where the helical piles will be installed. The Town will attempt to remove the entirety of concrete slab foundation of the existing scale house, however if this is not possible with the equipment available the Town will only remove the areas necessary to facilitate the installation of the helical piles. Given the larger footprint of the new scale house the existing concrete slab foundation should only interfere with the helical piles in front left corner (assuming a design of 6 helical piles).

10. Question: Will the site be shut down for work?

Answer: Yes, during the installation the scale and site will be closed to the public, no traffic control will be needed. Town staff will continue to have access to the site but will be asked to minimize their use of the site during the installation.

11. Question: What size is the new building?

Answer: 12'x28' as specified in the Tender documents

12. Question: Will the new scale house be any closer to the scale?

Answer: Please review the Clarification section of this Addendum. The new scale house shall be 24" - 30". The current scale house is approximately 32" from the scale.

13. Question: What is the clearance under the power lines on the access road to the landfill?

Answer: The Town of Renfrew does not have a measurement for the height of the overhead utility lines on the access road into the Landfill. Large equipment and standard size tractor trailers access the site frequently.

14. Question: Please confirm if any removals (building, grading or otherwise) will be required by GC ahead of mobilizing?

Answer: The existing scale house will be removed by the Town prior to the General Contractor's indicated installation date. The Town can remove the minimum amount of asphalt required to install the helical piles, however the contractor will be required to indicate the areas where asphalt removal is required prior to demolition work. The Town will attempt to remove the entirety of concrete slab foundation of the existing scale house, however if this is not possible with the equipment available the Town will only remove the areas necessary to facilitate the installation of the helical piles.

15. Question: Please confirm the grading/reinstatement scope after completion?



Answer: No Grading is required by the General Contractor. However, the contractor is expected to ensure that the site is reasonably free from debris resulting from the construction and installation of the scale house.

16. Question: Is there a Geotech report or soil profile available for the helical piles torque to capacity calculations or will we be required to complete a test pit?

Answer: No geotechnical report is available. It will be the responsibility of the General Contractor to size the helical piles and provide the report to the Building Inspector following installation.

17. Question: The tender document states that three similar references are required. Could you please clarify how similar the three required project references must be?

Answer: The Town understands that contractors are unlikely to have prior experience specifically for the construction and installation of a scale house. References should demonstrate the Contractor's past experience with project management, construction design, and the various trades required to complete this project. Similar work could include the construction of a large shed, garage, or single family home.

18. Question: For the three required project references, please confirm if these would be acceptable, even though most are approximately 90–150+ km from Renfrew and not within the 50 km noted in the tender.

Answer: The Town will consider references from outside the 50 KM range, however, may have difficulty verifying the references as a result of the increased distance.

19. Question: Please confirm if a dedicated area can be assigned on site to build the scale house. If so, would we still be limited to the Sunday-to-Tuesday work window, or could we work throughout the week?

Answer: Please see response to Question 7.

20. Question: SPECIFICATIONS 13. Please confirm permanent steel stairs and/or railing is not in our scope.

Answer: The general Contractor will be responsible for temporary stairs. The Town of Renfrew will install permanent steel stairs at a later date.

21. Question: Is there a fastening detail for the 'I' beams to the underside of the scale house?

Answer: All fastening requirements should meet the requirements of the OBC.



22. Question: SPECIFICATIONS 14. States "Disconnection and re-connection to existing electrical service, Bell phone and Internet line, municipal water, septic system and scale is the responsibility of the contractor."

Please confirm disconnection will be completed by the Town and we are to include the reconnection only.

Answer: Disconnection will be completed by the Town. The Contractor will only be responsible for re-connection. Please see clarification section of this Addendum

23. Question: SUPERVISION AND COORDINATION states " All OBC prescribed inspections shall be coordinated with the Chief Building Official for the town of Renfrew." Please confirm if manufacturing in a CSA A277 Factory with inspections completed by a third party, INTERTEK, is acceptable? This is the common approach for modular/pre-fab buildings in Canada. This applies to electrical inspections & permits as noted in SPECIFICATIONS 9.

Answer: Yes, it would need to be certified by CSA A277 and the certification provided to the Chief Building Official for the Town of Renfrew.

24. Question: *Overhead Wire / Site Access Clearance:* Can the Town confirm whether all overhead wires along the access route, including at the site entrance, meet applicable clearance requirements for delivery and construction access? Specifically, can the Town confirm whether the overhead wires are at least 13.5 feet above the roadway, or advise if any access restrictions should be considered by bidders?

Answer: Refer to the response for Question 13.

25. Question: *Existing Site Services:* The drawings appear to identify the approximate locations of hydro, septic, water service, and related underground services. Can the Town confirm the condition of the existing site services intended to serve the new scale house?

Answer: The Services are believed to be in good condition.

26. Question: *Service Termination / Stub-Up Locations:* Can the Town confirm whether the required services will be stubbed up and ready for connection at the proposed building location, or whether the contractor is responsible for extending, trenching, terminating, and connecting services to the new scale house?

Answer: Refer to the response for Question 6.

27. Question: *Electrical Service Connection:* Can the Town confirm whether the power cable from the existing pole / meter panel to the new scale house is to be supplied and installed by the contractor, or whether this work will be completed by the Town or a utility provider?



Answer: The Town of Renfrew is upgrading the electrical service to the existing scale house, moving the meter to the pole next to the garage, and moving electrical and Bell wires from the pole to the scale house underground. The Town will have this work completed by August 31, 2026, by a separate contractor.

28. Question: *Demolition Scope:* Can the Town confirm whether demolition or removal of any existing structure, foundation, service connection, or related site element is excluded from the contractor's scope? If demolition is included, please confirm the extent of demolition required.

Answer: Refer to the response to Question 9.

29. Question: *Geotechnical / Soil Conditions:* Can the Town confirm whether a geotechnical report or soil information is available for the site, particularly as it relates to the installation of piles? If no geotechnical report is available, please confirm whether bidders are to make their own assumptions regarding soil conditions and pile installation.

Answer: Refer to the response to Question 16.

30. Question: *Foundation / Pile Design Responsibility:* Can the Town confirm whether the pile foundation design shown in the tender drawings is considered complete for construction, or whether the contractor is responsible for final pile design, sizing, engineering, or confirmation based on site conditions?

Answer: As indicated on Drawing Sheet A3, Helical piles are to be designed by others, meaning that the general contractor will be responsible for final pile design, sizing and engineering.

31. Question: *Design Responsibility / Designer of Record:* The tender drawing package identifies Erica Etmanskie in the Designer Information schedule. Can the Town confirm which design services are included in the tender documents and which design services, if any, are to be provided by the contractor?

Answer: Erica Etmanskie prepared Drawing Sheets A1 through A6. These are the only design services Ms. Etmanskie prepared, and which will be provided to the contractor by the Town. The successful contractor may wish to use Ms. Etmanskie's services for additional design work at their own cost.

32. Question: *HVAC Design Responsibility:* Can the Town confirm whether HVAC design will remain under the responsibility of the designer identified in the tender documents, or whether the contractor is required to provide HVAC design, layout, equipment selection, and any required engineering or BCIN documentation?

Answer: As indicated in the General Notes of Drawing Sheet A6, the General Contractor is responsible for the design and proper function of plumbing, HVAC and electrical systems.



33. Question: *Permits and Approvals:* Can the Town confirm whether the building permit application has already been submitted, or whether the contractor is responsible for preparing and submitting any permit documentation, including required Schedule 1 forms or supporting design documentation?

Answer: The Contractor is responsible for preparing and submitting any permit documentation including payment of any fees as indicated in the Scope of Work Section of the tender documents. The Contractor may utilize the Schedule 1 documentation that was provided in the Tender package for the purposes of submitting a Building Permit Application.

34. Question: *Utility Locates and Existing Underground Services:* The drawing package notes that all ground disturbance is subject to utility locates. Can the Town confirm whether recent locates will be provided to the successful bidder, or whether the contractor is responsible for obtaining all required locates before excavation?

Answer: The Contractor is responsible for obtaining all required locates before excavation as indicated in the Scope of Work section of the tender documents. Drawings 7-10 show the approximate locations of some utilities, however are only to be used for the purposes of preparing a bid.

35. Question: *Site Restoration:* Can the Town confirm the expected level of site restoration following installation, servicing, and construction, including grading, granular reinstatement, asphalt/concrete reinstatement if applicable, and cleanup?

Answer: Refer to the response to Question 15.

36. Question: *Modular Building Delivery and Installation:* Can the Town confirm whether there are any specific restrictions for modular delivery, craning, staging, road closures, landfill operations, or working hours that bidders should account for?

Answer: The Town is not aware of any specific restrictions for Modular Buildings. The Contractor is to satisfy itself concerning any restrictions for delivery and craning limitations and could install a modular unit within the noted installation window in order to avoid issues with landfill operations.

37. Question: *Septic and Water Connections:* Can the Town confirm whether the existing septic and water services have capacity and are approved for connection to the new scale house, or whether the contractor is responsible for any testing, inspection, approvals, or modifications required prior to connection?

Answer: The Town can confirm that the existing septic and water services are adequate for the proposed scale house.



38. Question: *Proposal Submission Method:* Can the Town confirm whether it would consider accepting electronic proposal submissions, in addition to hand-delivered hard copy submissions? If electronic submissions are acceptable, please confirm the required submission email address, file format requirements, and any applicable deadline requirements.

Answer: For this opportunity, the Town is requesting hard copy submissions as per the Tender documents.

39. Question: Are there information or specs for the “on demand water heater” available, such as natural gas/ propane unit or an electric. Also, unsure if there will be enough power for an electric on demand with only 100AMP service.

Answer: Please see the Clarification section at the beginning of this Addendum.

40. Question: Regarding the specified on-demand water heater, could you please provide any additional information available for the unit, including:

- Manufacturer and model
- Fuel source (electric or natural gas)
- Capacity and performance requirements
- Any electrical or gas service requirements

Answer: Please see the Clarification section at the beginning of this Addendum. The Town has no specific manufacturer or model preference.

41. Question: What type of contract format will this be? CCDC2? Will there be any delegated design service that would require a CCDC 14?

Answer: A stipulated bid price contact as per the tender documents and the Form of Agreement attached to this addendum.

Please attach this addendum to your Tender document and be governed accordingly. Bidders must acknowledge receipt of all addenda.

One copy of this Addendum is to be SIGNED and SUBMITTED with the Proposal

Proponent’s Name (Company)

Date of Issue – June 12, 2026

Signature

Closing Date – July 9, 2026

Name (Please Print)

Closing Time – 2:00 PM

Date



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Town of Renfrew
 127 Raglan Street South
 Renfrew, Ontario
 K7V 1P8

Form of Agreement

Tender 2026-10-DE - Construction & Installation of Landfill Scale House Form of Agreement

This agreement is made in duplicate this ____ day of _____, 202__.

BETWEEN: _____

Hereinafter referred to as the 'VENDOR', and THE CORPORATION OF THE TOWN OF RENFREW, Hereinafter referred to as the 'TOWN'.

WHEREAS the Town wishes to have the VENDOR supply of all labour, equipment and materials necessary for the construction, delivery and installation of a scale house for the Renfrew Landfill, located at 376 Bruce Street, Renfrew, ON

NOW THEREFORE the parties agree as follows:

1. The TOWN has accepted the VENDOR'S bid of _____incl. taxes. As per the request for tender, no increase in the amount invoiced is permitted after the awarding of the contract.
2. An invoice for the accepted contract amount can be sent to the TOWN once all required work is complete and delivered as deemed by the TOWN.
3. All deliveries included in the contract must be completed no later than the ____day of _____, 2026.
4. If, at any time, the VENDOR is prevented from performing any obligation under this Agreement by reason of strike, lockout, riot, fire, hurricane, flood, invasion, explosion, act of God, war, legal acts of the public authorities, or any other cause beyond the VENDOR'S control, then the VENDOR shall not be required to perform such obligation during such time. The VENDOR will exercise its best attempt to overcome the cause of prevention as expeditiously as possible.
5. The TOWN shall indemnify and hold harmless, the VENDOR, its directors, officers, shareholders, agents, and employees from all claim demands for loss, damage, or injury to property or persons, including loss of life, caused by, or resulting from, any works under this Agreement, or the installation, maintenance, or operation thereof, except to the extent that such loss, damage, or injury is caused or contributed to by the negligence of the VENDOR or any of its officers, servants, or agents.
6. Under no circumstances will the VENDOR be liable to the TOWN for any loss of profit, indirect, special, or consequential damages.



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Town of Renfrew
 127 Raglan Street South
 Renfrew, Ontario
 K7V 1P8

7. The VENDOR shall indemnify and hold harmless, the TOWN from all claims or demands for loss, damage, or injury to property or persons, including loss of life, caused by, or resulting from, the negligence of the VENDOR or any of its officers, servants, or agents.
8. Proof of appropriate insurance, certificates, permits, and WSIB clearance shall be provided the TOWN **prior to** commencement of the work.
9. The Tender 2026-10-DE documents shall be included as part of the contract.

IN WITNESS WHEREOF the TOWN, and the VENDOR has caused this Agreement to be executed by the signatures below.

 Town of Renfrew

 Date

 Name:

 Town of Renfrew

 Date

 Name:

 VENDOR

 Date

 Name: