



Corporation of the City of Kawartha Lakes
Procurement Division
P.O. Box 9000, 26 Francis Street,
Lindsay, ON, K9V 5R8
Tel: [705-324-9411](tel:705-324-9411)
Toll free at [1-888-822-2225](tel:1-888-822-2225)

Addendum #2
2026-034-CQ - Renovations to the Fenelon Falls Fire Hall
Closing Date: Thursday, April 9, 2026 2:00 PM

This addendum forms part of the procurement document and is to be read, interpreted and coordinated with all other parts. The following information supersedes the information contained in the original procurement document.

Remove/Remove

Remove from

1. Term of Contract

The proposed start date of this Contract is upon award. Award and start date are conditional on all approvals being in place.

The date of Ready for Take Over for all Work under this Contract is **July 24, 2026.**

Replace with

1. Term of Contract

The proposed start date of this Contract is upon award. Award and start date are conditional on all approvals being in place.

The date of Ready for Take Over for all Work under this Contract is **October 30, 2026.**

Additions

- 1) A Cash Allowance pricing schedule has been added to the bidding system.
- 2) Building is located in a drinking water conservation area. Conservation Permit has already been acquired. Please refer to conservation permit for best practices and requirements for working in this area.

Questions and Answers

Question 1:

Subsurface Conditions

No geotechnical information has been provided in the tender documents. Based on local experience in Fenelon Falls, limestone bedrock is commonly encountered at shallow depth (approx. 0.45 m), while footing depths are noted at ~1.2 m.

Please confirm:

- * Anticipated subsurface conditions, and
- * Whether rock excavation is to be included in the base scope or treated as extra.

Answer 1:

There is no geotechnical study. Assume excavation and back fill for footings at 4' depth is per drawings. If a revision is needed due to actual conditions this will be a change.

Question 2:

Please confirm if there are any soil test reports available.

Answer 2:

No.

Question 3:

Plans indicate existing antenna tower and concrete pad to remain operational during construction. Excavation for the new footings require at least 600 mm (24 inches / 2 feet) of horizontal space on each side of the footing is a widely accepted minimum. Please confirm if there is sufficient space to provide safe work movement. Is there a contingency in place if the tower and pad need to be removed temporary?

Answer 3:

The communications equipment will be moved from the tower on the East side of the Quonset hut. Timing will be communicated to the awarded contractor.

During excavation the tower and foundation it is sitting on can be removed and reinstated later during construction. Moving the equipment off the tower will be the responsibility of CKL to arrange. The contractor will be responsible to ensure tower is reinstated properly.

Question 4:

Plans do not indicate RWL locations for the new single storage bay addition. Please clarify.

Answer 4:

Assume 6 drops and P.C. splashpads for storage building

Question 5:

Please confirm who's responsibility it is to obtain demolition permit, utility disconnects for gas, hydro, water, bell/rogers and building permit

Answer 5:

Demolition Permit, Building Permit and Conservation Permit have already been acquired. CKL will take responsibility for turning off all utilities to the building prior to demolition.

Question 6:

Plans indicate a washer and dryer in the new single bay addition. Please confirm who's responsibility it would be to supply and install equipment.

Answer 6:

Washer and Dryer units and installation will be arranged through CKL.

Question 7:

Confirm if the existing tree located at the front of the fire station is to be retained

Answer 7:

Existing tree on the west side of the building is no longer there.

Question 8:

The specifications Division 2- Section 02800 indicate that all line work for the revised parking layout to be painted, however, the site plan does not show a parking layout. Please clarify.

Answer 8:

Painting not required in the contract for line work.

Question 9:

Please confirm if asphalt removal and asphalt paving will include in front of the new link to the existing building and on the Northeast side of the new addition where asphalt paving will be disturbed from demolition and excavation.

Answer 9:

Install sod for areas beyond new concrete walkway.

Question 10:

The specifications indicated nurse sod on minimum 6 inch topsoil for landscape areas. Landscape plan has not been provided. Please clarify sodded areas, is this just for disturbed limits?

Answer 10:

No landscape plan. Install sod for areas beyond walkways.

Question 11:

Architectural plans note rigid insulation R10 under the entire concrete slab. Can you please confirm required PSI rating, and TYPE according to CAN/ULC S701.1

Answer 11: Type of insulation (2" under slab and 4" for foundation walls below grade) to be rigid extruded polystyrene (XPS) rigid foam, square edge, min. R5 per inch and 30-40 p.s.i. Compressive strength min. Foamular NGX 400/600/1000 or SOPRA-XPS 30 or 40 (Soprama) or equal.

Question 12:

Term of Contract indicates, The date of Ready for Take Over for all Work under this contract is July 24th, 2026. Please clarify if this is the start date or if this the completion date.

Answer 12:

Please see Remove and Replace.

Question 13:

In the Specification there is cash allowance of \$120,000. I would like to confirm if this cash allowance will be included in the base bid price?

Answer 13:

A separate cash allowance pricing form has been added to the bidding system. This will be added to the total contract price.

End of Addendum #2