

Addendum No. 01

Project Name:	Ganaraska Forest Centre - Auxiliary Building
Description:	New Auxiliary building for the Ganaraska Regional Conservation Authority Forest Centre Campus.
Address:	10585 Cold Springs Camp Rd, Campbellcroft, ON L0A 1B0
Client Contact:	Leslie Benson (lbenson@grca.on.ca)
CIMA Project No.:	Z0029853
Date:	August 6 th 2026

This addendum forms an integral part of the TENDER and must be included with the bid submission.

Addendum Description: The addendum provides responses to Tender RFI Questions and attachments which should be included in the tender.

1. RFI Questions and Responses:

Question 1: Please refer to the section 01 21 13, 1.12.2 and 1.12.3 says include all cost of material, labor, overhead, and profit in the base bid. Also, section 01 00 00, 1.25.3 says to include installation. It is understood that to include the overhead and profit on allowance 1.26. Allowance items CA-2 & CA-3 are supply only and CA-1 is supply and install. Usually, to include overhead and profit on cash allowance in base bid not labor & material. Please advise.

Response 1: Include overhead and profit on cash allowance in base bid.

Question 2: Should we add in base bid overhead and profit on contingency allowances per section 01 00 00, 1.26.2?

Response 2: Include overhead and profit on contingency in base bid.

Question 3: Drawings says project "GANARASKA FOREST CENTRE - AUXILIARY BUILDING" where as specs/instructions for tender says "GANARASKA FOREST CENTRE" Please advise what the project name to use for bonding purposes.

Response 3: Project name to be: GANARASKA FOREST CENTRE - AUXILIARY BUILDING.

Question 4: Unused portions of allowances shall be credited to the owner per section 01 00 00, 1.25.5. Are we crediting only actual unused allowances or allowances plus mark-up 5% per section 01 00 00, 1.25.4: Adjustment of allowances.

Response 4: Crediting Unused portions of allowances plus mark-up 5%

Question 5: There are no cash allowances set for the testing and inspection. Please advise who shall be appointing and paying for all third-party testing and inspections like concrete, rebar, building envelopes, roofing, compaction, soil testing, soil bearing capacity, structure, asphalt pavement, services, structural steel?

Response 5: Owner will be responsible for testing and inspection.

Question 6: Entrance mat not shown on A130 in vestibule 017.

Response 6: Walkoff mat not required.

Question 7: FW1 assembly on A001 says 70mm concrete faced insulation 300mm deep but does not mention rigid insulation on vertical face of foundation walls nor in any structural and architectural wall section. However, slab on grade F1 does require 1220mm width from foundation wall under slab insulation. Section 07 21 00, 1.1.1.2 refers to rigid insulation in exterior wall assembly but not shown on FW1 and in any section. Do we require rigid insulation on vertical face of exterior foundation wall and what type of rigid insulation under slab?

Response 7: Refer to #5/A502 for typical FW1 and F1 section at the perimeter of the building / grade. No insulation is required on the vertical face of the exterior foundation wall other than the 70mm concrete faced insulation as per A001 and details. Provide 100mm under-slab rigid insulation at the perimeter of slab on grade (1220mm width from foundation wall) as per A001 and details. Revise F7 tag to FW1 on details #1& #5 / A502.

Question 8: Please refer to section 03 11 00, 1.4.1 refers to formwork design which shall be performed by a Professional Engineer licensed in Ontario. On this project we have normal conventional foundation work. Do you still require formwork design by P.ENG? Normally, formwork contractors don't consider P.ENG design for such type of foundation work. Please confirm.

Response 8: A P.Eng. License is not required for the formwork in this contract.

Question 9: "Please refer to Section 03 11 00, 1.6 Quality control: Responsibility Matrix refers to many site visit reviews of contractor's engineer for the formwork, anchor bolts placement, etc. Engineers on record should inspect or third-party testing & inspection company hired by the Owner shall perform the quality control. Please confirm"

Response 9: The engineer of record will be performing general conformance review. The contractor shall perform their own detailed quality control reviews as outlined in the specification.

Question 10: Section 03 11 00, 2.1.4.1 refers to use of brand-new formwork material. Is it required to use brand new formwork material?

Response 10: New formwork is required.

Question 11: Please refer to specs section 03 11 00, 3.3.1 refers to formwork removal time. Walls less than 3 meters refer to three (3) days. Can we remove formwork next day if weather permits and concrete has achieved sufficient strength not to damage?

Response 11: In general wait for three days for the walls. Early stripping will be determined on a case by case basis.

Question 12: Start of construction is September 4th, 2026. Please advise Owner's expected completion date.

Response 12: January, 2027.

Question 13: Please advise RFI's deadline date.

Response 13: Friday August 14th 2026 12:00 PM.

Question 14: Damp proofing required for FW1 assembly?

Response 14: No damp proofing on the FW1 assembly. Refer to section detail #5 / A502 for transition waterproof membrane installed behind the concrete faced insulation.

Question 15: Mock-ups required for foundation walls and slab per section 03 30 00, 1.5?

Response 15: Mock ups will not be required.

Question 16: Specs section 03 35 00, 2.1 Chemical Hardeners, 2.1.1 Liquid hardener. However, floor slab assembly "F1" doesn't described for hardener. Please advise and mention in F1 assembly of hardener required.

Response 16: Provide hardener in F1 floor slab per specifications.

Question 17: Does AWMAC member require for the architectural woodwork?

Response 17: Architectural woodwork must conform to AWMAC AWS "Custom Grade" as per specifications.

Question 18: As per section 07 25 00, 3.7.1 refers to install vapor barrier under entire slab but not shown on floor slab F1 assembly. Please advise.

Response 18: Provide underslab vapour barrier. Vapour barrier is shown and listed in F1 floor assembly shown on A001.

Question 22: Please refer to section 00 21 13, 1.9 BID SECURITY. Please advise if bid bond is required for this project. Also, please advise % amount of labor & material and % amount performance bond required.

Response 22: No bonding is required. In Specification Section 00 21 13 replace article 1.9 to read: "1.9 Reserved"

Question 23: Please provide form of tender.

Response 23: Form of Tender attached to Addendum 01

Question 24: Couldn't find room finish schedule and there are no specs for floor finish. Please advise.

Response 24: Room finishes and material schedules are on A601/A602

Question 27: Please advise if we need to do tree protection hoarding. If yes, please provide extent of work on civil drawings.

Response 27: Site conditions to be accessed at site inspection / walk, to be conducted August 11th, 2026 10:00 AM.

Question 34: Please refer to section 01 00 00, 1.26 SCHEDULE OF ALLOWANCES, CA-1 is for interior partitions and associated track, support and structure. Does it mean supply & install of all interior wall assemblies P1, P2, P3A, P3B, P4 and structural support for operable partitions per note#1 on A130 will be paid from cash allowances?

Response 34: The supply and install of interior wall assemblies (P1, P2, P3A, P3B, P4) does not come from cash allowance. Cash allowance CA-1 is only for operable partitions and associated track, support and structure and does not include any of the interior partitions.

Question 35: Please confirm all appliances like stove, dish washer, laundry, dryer, microwave, range hood will be by Owner.

Response 35: Appliances are by owner and not in contract.

Question 36: Granular subbase for slab on grade is 150mm granular A for building per structural drawing S102. However, per architectural drawing A001, F1 refers to Granular B. I believe we must follow structural drawing with granular A.

Response 36: Follow Structural Design

Question 37: Specs section 09 54 26 for linear wood ceilings. Please advise where this section is applicable on drawings. I couldn't find it.

Response 37: This effects the R1B roof assembly in the MULTI-PURPOSE ROOM WEST (001) and the MULTI-PURPOSE ROOM east (016). Refer to the R1B roof assembly on A001, we are looking for pricing for both design options for the material at the underside of the R1B roof assembly: 1. Gypsum board 2. wood slates.

Question 38: We would like to request an extension on the tender closing

Response 38: No extensions will be granted.

Question 39: There is reference to the Form of Tender; will this be issued separately?

Response 39: Form of Tender attached to Addendum 01

Question 40: There is reference to a Geo Technical Report 2007; will this be issued separately?

Response 40: The Geotechnical report has been attached to addendum 01 for reference. The geotechnical report is not specific to the footprint of the proposed building with boreholes taken from an area south of the project site and should be used as reference only.

Question 41: When is the deadline for questions?

Response 41: Friday August 14th 2026.

Question 42: Are you the contact to receive any questions?

Response 42: Contact: Leslie Benson: lbenson@grca.on.ca

Question 43: Are Bonding and Bid Security required for the closing? If so, in what amounts?

Response 43: No bonding is required. In Specification Section 00 21 13 replace article 1.9 to read: "1.9 Reserved"

Question 44: Is a Certificate of Insurance required for closing?

Response 44: Yes

Question 45: To confirm direction from Craig's email; our tender submission is to be emailed to info@grca.on.ca ?

Response 45: Tender submissions to be sent to info@grca.on.ca by August 19th 4:00PM, refer to spec cover page

2. Attachments:

2.1. Drawings, revision to be included in tender:

Revised drawing - A001:

- Revised: Insulation thickness at the C1 ceiling assembly was increased to 450mm to provide adequate R-value for SB-10 requirements.
- Revised: The FW1 foundation wall assembly was revised to match construction assemblies as shown on detail #5/ A503.
- Revised: The F1 floor slab assembly was revised to match structural design with Granular A fill.

2.2. Form of Tender

The Form of Tender has been attached to Addendum 01

2.3. Geotechnical report

The Geotechnical report has been attached to addendum 01 for reference. The geotechnical report is not specific to the footprint of the proposed building with boreholes taken from an area south of the project site and should be used as reference only.

Cc:	Leslie Benson	GRCA	lbenson@grca.on.ca
CIMA Cc:	Sarah Alturaihi	C2 Architecture/ CIMA	Sarah.Alturaihi@cima.ca
	Matt McQuire	C2 Architecture/ CIMA	Matthew.McQuire@cima.ca

This Addendum must be signed and attached to the Tender Submission.

Name of Firm

Signature of Authorized Signing Officer

Name and Title (**Please Print**)

Date