



March 4, 2025

Corporation of the Municipality of Callander

Request for Proposal # 2026-01

NEW OPERATIONS FACILITY DESIGN-BUILD

ADDENDUM NO. #1

Based on questions received from prospective Proponents this Addendum is being issued. Please note the following clarifications to the above noted Request for Proposal:

1. Part 2 – Summary of Requirements; Contrary to Proposal Form 1, the validity period is 60 days from the date of submission. The intention of the Municipality is to review and award the project within 30 days.
2. A non-mandatory Respondents Meeting will be held on **Tuesday, March 10, 2026 at 11:00am**. The meeting will be on site located at 100 Nipissing Street in Callander.
3. Proposal Form 10; The milestone timelines stipulated are flexible. Proponents are requested to submit their anticipated schedule with their Proposal. The intent of the project is to allow occupancy of the building by the end of December, 2026 if possible.
4. Agreement; In lieu of the Draft Agreement, contained in the RFP package, a CCDC 14 will be acceptable.
5. Proposal Form 2 – Subcontractors; The intent of this section is to gain an understanding of the proposed team. The municipality completely understands that not all sub-trades are known prior to Award.
6. Insurance Requirements; At a minimum, the successful Proponent shall provide a \$2,000,000 comprehensive General Liability coverage, \$1,000,000 Automobile and appropriate Professional Liability coverage for the duration of the project.
7. Storm Water Management; A formal SWM Report is not required, however, the site drainage design shall include design elements, such as, catchbasins with sumps, localized ponding areas (without the need to flood adjacent structures, and an oil separator at the connection point to the on site storm sewer system.

8. Topographical Survey; a digital file of the Topographical Survey will be provided under a separate Addendum.
9. Conservation Authority and Ministry of Natural Resources Approvals; The existing site is outside of any controlled areas of these two regulatory authorities and, as such, no additional approvals are required.
10. Ministry of Transportation Approval; Nipissing and Main Street South are locally owned roads and, as such, no MTO consultation is required.
11. Zoning Approvals; All required Zoning has been completed for this project. All recommended requirements have been incorporated into the Site Plan and supporting documentation.
12. Occupancy Loading; The proposed building will have a maximum daily occupancy of 17 staff and up to an additional 10 visitors under normal use.
13. Accessibility Requirements; The main floor of the administration area shall meet AODA Guidelines. This will include all off areas, reception areas and a minimum of one washroom.
14. Site Plan; An electronic copy of the Site Plan has been attached to the Addendum. A .dwg version will be issued under a separate Addendum.
15. Septic/Sewage System; The existing site is serviced by a 200mm sanitary sewer. The new building is to be connected to this sewer. There are no capacity concerns for this new facility.
16. Landscaping/Fencing; This project requires the installation of the wood sound attenuation fencing, as well as the chainlink, fencing to the limits shown on the Site Plan. The Municipality may negotiate additional landscaping features with the Proponent at a later date.
17. Perimeter Knee Wall; The foundation design is at the discretion of the Proponent, the selected building manufacturer and the Engineer/Architect of record for the project.
18. Insulated Metal Panels; The Municipality would prefer the exterior walls to be completed using Insulated Metal Panels (IMP). A Proponent may introduce alternative construction methods, that achieve the same durable final appearance, during the Design Review phase after award.
19. Exterior Door Canopies; The Municipality requires a canopy shelter over the main 'public access door' and the 'staff access door' into the administration area. Fabric panels are not an acceptable alternative.
20. Floor Slab Design; The floor design (monolithic, floating) is at the discretion of the Proponent, the selected building manufacturer and the Engineer/Architect of record for the project.
21. Hoist Locations; The Municipality would like to consider a single hoist rated for a standard tri-axle dump truck. The final location can be discussed during the Design Review phase of the project.
22. Mezzanine Floor Rating; the RFP calls for a floor rating of 200 pounds per square foot.
23. Shower Room Location; The shower room must be located on the second floor of the administration area. The intent is that outside workers will be able to use this space without the need to interfere with members of the public that may be accessing services on the first floor.

24. Geotechnical Report; Geotechnical Investigation and Design Report, dated March 4, 2026, by EXP is attached to this Addendum.
25. Paving Specifications; All paving specifications are contained in the Geotechnical Report.
26. Curbs and Catchbasins; Concrete curbs are not technically required if the Proponent can demonstrate the effective control of surface runoff. Catchbasins are expected to be required within the paved areas of the site.
27. Heating of Shop Area; The municipality prefers that the shop area be heated with a combination of underfloor heating and gas fired overhead units. The inclusion of a Heat Recovery Ventilator would be an asset. Final details can be negotiated with the successful Proponent during the design review phase.
28. Sand/Salt Storage Shelter; the sand/salt shelter is not a part of this project and will be constructed under a separate contract in 2027. The successful Proponent of this project may be asked to submit a quotation for the continuation.
29. Closing Date; Currently the closing date of this Request for Proposal remains at **Friday, March 20, 2026 at 1:00pm**. Consideration may be given to a 1-to-2-week extension at the issuing of Addendum #2 expected early next week.

All other terms and conditions of the Request for Proposal Documents shall remain in full force and effect

Municipality of Callander
280 Main Street North, P.O. Box 100
Callander, Ontario
POH 1H0