



# **Township of Muskoka Lakes**

## **Request for Proposal**

**P-2025-09**

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### **Building Condition Assessments**

**ADDENDUM #2  
February 27, 2025**

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The following addendum shall now form part of the contract documents and amends the applicable information contained in the original contract tendering documents.

All other information contained in the original tendering documents remains unchanged.

**P-2025-09 ADDENDUM #2****February 27, 2025****Clarification:**

1. Is there a standard fee submission form layout that you would like us to follow?

A: No. The Respondent shall provide their own proposed fee form/schedule detailing project costs. The project costs shall include all costs including sub-consultants, travel and administration expenses and printing costs.

2. Can tenders be emailed instead of delivered as requested?

A: No. Hardy copy submissions only.

3. What is the scope of the barrier free assessment findings?

A: A baseline screening checklist, where the scope is limited to identifying the barrier at a high level. No measurements to confirm compliance with a design standard will be required.

**Amendment:**

Section of Document Amended: Section 6. WORK ELEMENTS

All Community Centre buildings are open halls for functions such as weddings, receptions, dances, etc. No facilities include pool, courts, rinks, etc.

<b>Year Built</b>	<b>Address</b>	<b>Facility</b>	<b>Floor Area sq ft</b>	<b>Water &amp; Septic System</b>
1953	1008 Maple Ave, Bala	Bala Community Centre/Library	4800	No
1979	1006 Buckeye Rd., Foot's Bay	Foot's Bay Community Centre	5600	Yes
1930	1448 Hekkla Rd., Hekkla	Hekkla Community Centre	1600	Yes
1979	1020 Beaumaris Rd, Milford Bay	Milford Bay Community Centre	11040	Yes
1986	1131 Juddhaven Rd, Minett	Peninsula Recreation Centre	8660	Yes
2000	3 Bailey St, Unit 1, Port Carling	Port Carling Community Centre	8800	No
1921	2013 Highway 141, Raymond	Raymond Community Centre	5100	Yes
1997	1030 Torrance Rd., Torrance	Torrance Community Centre	6000	Yes
1975	1503 Old Parry Sound Rd.	Ullswater Community Centre	3550	Yes
1978	1074 Walker's Point Rd., Walker's Point	Walker's Point Community Centre	5100	Yes
1912	2416 Windermere Rd, Windermere	Windermere Community Centre	3480	Yes
1953	2496 Windermere Rd, Windermere	Windermere Village Hall	1200	Yes
1964	3951 Muskoka Rd 169, Port Carling	Glen Orchard Community Centre	3000	Yes
1973	1 Bailey St, Port Carling	Township Office	17528	No
2000	69 Joseph St, Port Carling	Port Carling Library	7500	No
	3951 Muskoka Rd 169, Port Carling	Glen Orchard Yard & Accessary Buildings		
1991		Staff Building	1900	Yes
1991		Mechanic Garage	2496	Yes
1991		Drive Shed	3850	No

1994		Sand & Salt Dome	1500	No
	1050 Ranwood Road, Port Carling	Ranwood Yard & Accessary Buildings		
1977		Garage	4880	Yes
1990		Drive Shed	1800	No
1990		Sand & Salt Dome	4000	No
	1078 Raymond Road, Utterson	Patterson Yard & Accessary Buildings		
1977		Drive Shed/Garage	3300	Yes
2013		Sand & Salt Dome	5700	No
Unknown	40 Bailey St, Port Carling	Hanna Park Pavillion (Small Structure)	150	No
1995	1005 Pine Ridge Rd, Bala	Jaspen Park Pavillion (Small Structure)	300	No
Unknown	2510 Windermere Rd., Windermere	Windermere Pavillion (Small Structure)	150	No
1997	40 Bailey St, Port Carling	Hanna Park Washroom (Small Building)	300	No
1995	1005 Pine Ridge Rd, Bala	Jaspen Park Washroom (Small Building)	300	No
1985	1148 Milford Bay Rd, Milford Bay	Baycliffe Park Washroom (Small Building)	150	Yes
2005	3224 Hwy 169, Bala	Bala Sports Park Washroom (Small Building)	300	No
1985	1012 Bala Falls Rd, Bala	Cenotaph Washroom (Small Building)	150	No
1975	1306 Peninsula Rd, Port Sandfield	Port Sandfield Washroom (Small Building)	150	Yes
2000	1031 Queens Walk Rd, Torrance	Sunset Park Washroom (Small Building)	150	Yes
2003	2510 Windermere Rd, Windermere	Windermere Washroom (Small Building)	150	Yes
1985	3040 Hwy 169, Bala	Windsor Park Washroom (Small Building)	150	Yes
Unknown	1017 West Whites Rd.	Glen Orchard Cemetery Building	620	Yes

**Amendment:****PROPOSAL CLOSING**

Proposal submissions must be received by **Tuesday, March 18, 2025** at 2:00 p.m. local time.

**TIMING OF THE PROJECT**

The following is the timeline for the project:

<b><u>Activity/Milestone</u></b>	<b><u>Associated Due Date</u></b>
Request for Proposal Issued	February 5, 2025
Proposal Closing	March 18, 2025
Consultant interviews, if required	March 18-25, 2025
Selection of Consultant	April 16, 2025
Project Initiation	April 22, 2025
Final Plan and Report	July 31, 2025

**Directions to Bidder**

The Bidder shall:

1. Sign this Addendum in the space provided below and submit this Addendum to the Owner in the same envelope as the Tender.
2. This addendum must be used for the submission of the bid along with the remaining Form of Tender from the tender documents.
3. Enter this Addendum number, date and number of pages on the Tender (Part III – Form of Tender Section 1.1.d)

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Signature of Bidder

Date