



TENDER T-2025-42

Burgess 1 Dam Rehabilitation

DATE: November 12th, 2025

ADDENDUM #4

This addendum will become part of the Tender T-2025-42

Part 1 – Updated Table FT-8.2 Schedule of Prices

As discussed in Addendum 3 and below in the answers in Addendum 4, the Schedule of Prices Table has been updated to reflect the following items.

- Correction of driveway quantities (item 5.12 and 5.13)
- Addition of Provisional Items for Temporary Water System and Bypass Sewage Pumping. Special Provisions for these items are included attached in Addendum 3.

The revised Pricing Table is attached at the end of this Addendum.

Part 2 – Stair Detail

Attached, please find drawing detail for the existing stair to be replaced. The new stairs, landings and walkways along the dam shall be rebuilt as stated in Addendum 3, Tender and Contract Drawings.

For clarification, the Work illustrated in the Contract Drawings involves removal and disposal of the existing wooden stairs, landings and walkways in accordance with OPSS.MUNI 510. Replace stairs and landings in accordance with Part 9 of the 2024 OBC. Stair widths to be no less than 900 mm (OBC 9.8.2.1.(1)). Step dimension (rise and run) to be in accordance with OBC Table 9.8.4.1. Max vertical height of any staircase is 3.7 m (OBC 9.8.3.3.1.(1)). Landings are required at the top and bottom of each flight of stairs (OBC 9.8.6.2.(1)(a)). Landings shall be at least as wide and as long as the width of the stairs (OBC 9.8.6.3.(1)). Wooden stair stringers shall be in accordance with OBC 9.8.9.4. Handrails shall be installed in conformance with OBC 9.8.7. All timber cuts in the field shall

be treated by soaking with Copper Naphthenate (CuN) preservative with three coats. All fasteners and hardware shall be exterior-grade and corrosion-resistant, suitable for pressure- treated lumber.

Part 3 – Questions Received

The following clarifications are provided to Questions received as of November 12, 2025. Additional questions will be answered if required in subsequent addenda.

Q1. TC 14.1 indicates that the tenderer should provide description about the construction equipment which Tenderer proposes to use, the equipment available, to be rented or to be purchased. In contrast, the form of offer FT-5.1 indicates that the tenderer should provide description about the construction plants which Tenderer proposes to use, the plant available, to be rented or to be purchased. Could you please advise, which one is accurate out of the two?

A1 Statement C as stated in FT-5 is the correct intended wording, the Township requests the bidders fill out the large equipment (plant) intended for use on the project, small or minor equipment (i.e. hand equipment) is not required to be listed. Inclusions such as heavy equipment required to complete the work that is available, to be rented or purchased should be included in the form provided in Statement C.

Q2. There is no pay item for downstream rock excavation for retaining wall footings which the footings are about 1.1-1.3m into bedrock. The Item 6.1 only specifies soil excavation down to bedrock surface. Please advise where the rock excavation for wall footings to be paid and what's the requirements/restrictions.

A2. The exact depth of bedrock has been inferred in the Contract Drawings; the intent is for the retaining walls to be placed on competent bedrock surface. As such there is no pay item required for bedrock removal for the downstream retaining walls. Earth excavation shall continue to the competent bedrock surface; some minor scaling may be required in the event fractured or weathered rock is encountered to achieve the competent rock surface. This can be accounted for in the earth excavation quantity in Item 6.1.

Q3. We've visited the site and noticed that the powerhouse interior space is small and may not be enough to install 9 anchors. Please advise if the Town could reduce the amount of anchors and increase the load per anchor. Also please provide current designed load of anchors.

A3. For the purpose of bidding please include a price for nine (9) anchors, as discussed in previous Addenda, the actual placement of anchors is flexible such that it does not conflict with existing infrastructure (such as the turbines). Upon award of contract the successful bidder will perform a detailed inspection and survey of the powerhouse and a discussion regarding any alteration to the anchoring can be discussed between the Township and the Engineer. This could include moving

the position of the anchors or reducing the number of anchors by having an increase in load per anchor.

Q4. It looks as if the quantities in item 5.12 - Driveway Restoration (Gravel) and 5.13 - Driveway Restoration (Asphalt) are swapped. Drawing C8 shows 1 gravel driveway and 2 asphalt driveways. Please confirm Quantities.

A4. Drawing C8 is correct and there is a typographical error on the Schedule of Prices Bid Sheet. There are two (2) asphalt driveways and one (1) gravel driveway that will require reinstatement. Please see corrected bid sheet attached to the end of this addendum as mentioned in Part 1 which should be used by all proponents.

Q5. Can you please provide insight into the electrical work that will need to be done inside the powerhouse in order to complete the work according to the drawings and specs?

A5. As stated in the previous Addenda, little is known about the as-built conditions of the electrical systems in the power house, all that is known has been provided. It is anticipated that the Contractor will be required to decommission, remove and store electrical equipment within the powerhouse that is required to perform the work as indicated on the Contract Drawings. Once the Work is complete the Contractor will be required to re-instate the equipment in as good or better condition that it was found based on third party assessment as detailed in previous Addenda.

Q6. At the site meeting it was mentioned some electrical panels may need to be taken out and reinstalled in order to complete the structural steel work. The drawings and specs do not mention anything on electrical except the grounding grid. Will new terminations need to be done in the panels?

A6. Work will need to be completed such that the equipment can be removed, stored and reinstated acceptably such that the equipment is in as-good or better condition. All work should be in compliance with existing codes and standards and performed by a competent professional. The intent is for the equipment to be replaced in the same location as it was removed.

Q7. Do we know where these panels feed from and what the panels control? Also, I'm assuming the work can be completed without touching the high voltage panel. Please confirm this is true.

A7. Unfortunately, the as-built conditions of the electrical equipment are not well known, all information that is available has been shared. All electrical equipment that will conflict with the Work as outlined in the Contract Drawings will need to be removed, stored and re-instated as previously discussed. This may or may not include the high voltage panel, the successful proponent will perform a detailed inspection of electrical equipment and work with the Township and Tenant regarding specific removals/activities and reinstatement.

Q8. Could you please clarify the scope for item 9.4 - Supply and Install Galvanized Rock Dowel?

A8. As previously stated, reference to Galvanized Rock Dowels should be disregarded, anchors are to consist of DYWIDAG Strand Anchors.

Q9. The bentonite strips available in the market is 25mm x 20mm. Please confirm this strip will be sufficient to this project needs.

A9. That should be acceptable, the successful Bidder is expected to share the specific proposed product information and specifications for approval by the Engineer prior to placement.

Q10. In the Schedule of Unit Prices is states galvanized rock dowel, we would like to request more information on the DYIWIDAG Strand anchors. Most importantly what type of corrosion resistance would be required, and post tension.

A10. Details on DYWIDAG anchors has bene provided in previous addenda, please refer. With respect to corrosion resistance, Double corrosion protection is required per the DYWIDAG Strand Anchor product information.

Q11. Would the Town clarify which pay items to cover dewatering cost according to the cofferdams indicated on the drawing?

A11. De-watering costs associated with coffer dams should be included in Item 1B.3 Site Water Management) of the Schedule of Prices Sheet.

Q12. What's the quantities expected for provisional item 10.8 and 10.9?

A12. Exact quantities for excess soils management are not known at this time, quantities for bidding purposes are shown in Addendum 1, Answer 7.

Q13. Addendum 1 – Response to Question 2 indicates that the TC -17 is revised as “The successful Tenderer shall provide securities each in the amount of no more than one hundred percent (100%) of the Total Tender price” and the bullet points below indicates the securities each in the amount of fifty percent 50% of the Total Tender price. Could you please advise, which one is correct.

A13. As discussed in Addendum 1, Answer 2, the securities shall amount to 100% of the Tender price with 50% performance bond and 50% labour and material's (totalling 100%).

Q14. Our understanding of the disconnection or reconnection (electrically) of existing equipment is the sole responsibility of the Tenant/Operator. The contractor will place and install the equipment

mechanically to the relevant anchor bolts. The contractor has no responsibility for the electrical connection.

A14. Disconnection and re-connection of the electrical equipment is the responsibility of the Contractor. The successful bidder will work with the Tenant/Operator and the Owner to ensure acceptable commissioning and de-commissioning of equipment. As previously discussed the Owner will procure a third party condition assessment of the equipment which will set the standard for de-commissioning and re-commissioning the equipment.

Q15. Contractor only provides manpower to place the existing equipment. The installation and connection of the existing equipment is responsibility of the Tenant/Operator. Please clarify this statement.

A15. Please see A14 above. The Contractor is responsible for de-commissioning/ storage and re-commissioning of electrical equipment, the equipment will be re-commissioned in as good or better condition as it was when the Work starts.

Thank you!

Attachments

Updated FT-8.2 Schedule of Prices Table

Stair Detail

The Table Provided Below has been revised per the answers to Bidder questions provided in Part 2 and previous Addenda: This revised table will supersede Table-8.2 Schedule of Prices as provided in the original Tender and Addendum 2.

FT-8.2 SCHEDULE OF PRICES

Spec. Code.: The numbers in this column refer to the applicable issue of the Ontario
Provincial Standard Specifications and SP Refers to the Supplementary
Specifications/Special Provisions section, as found in Section F.

CONTRACT NUMBER Contract # T-2025-42 Burgess 1 Dam Rehabilitation Project						
Item	Spec. Code	Item Description	Unit	Quantity	Unit Price	Total
1A – General						
1A.1	SP-1.1A	100% Performance Bond and 100% Labour and Material Payment Bonds and Insurance	L.S.			
1A.2	SP-1.2A	Mobilization/Demobilization	L.S.	1	\$	\$
1A – General SUBTOTAL						\$
1B – Pre-Construction Work						
1B.1	182,801, 805, SP-1.1B	Environmental Controls (Including Silt Fence, Turbidity Curtain and Cofferdams)	L.S.	1	\$	\$
1B.2	706,SS, MTO Book 7, SP-1.2B	Traffic Control, Detour Signage and Project Signage	L.S.	1	\$	\$
1B.3	SP-1.3B	Site Water Management (De watering, Pumping Cofferdams, etc.)	L.S.	1	\$	\$
1B.4	SP-1.4B	Construction Laydown Area	L.S.	1	\$	\$
1B.5	SP-1.5B	Temporary Access for equipment and reinstatement	L.S.	1	\$	\$
Part 1B – Pre-Construction Work General SUBTOTAL						\$
2 -Spillway and Laneway Area						
2.1	180, 201, SP-2.1	Tree and Vegetation removal (to be Disposed off-site)	L.S.	1	\$	\$
2.2	201, SP-2.2	Earth Excavation (to be Disposed Off-site)	m ³	250	\$	\$
2.3	1010, 314, SP-2.3	Granular A (Laneway)	t	230	\$	\$
2.4	904,905, 919, SP-2.4	Supply and Install Reinforced Concrete Spillway Wall	m ³	50	\$	\$
2.5	405, SP-2.5	150mm Pipe Subdrain through access laneway	m	16	\$	\$

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Item	Spec. Code	Item Description	Unit	Quantity	Unit Price	Total
2.6	1004, 511, 1860, SP-2.6	Spillway Rip-Rap over Non-woven Geotextile	m ²	250	\$	\$
2.7	SP-2.7	Grounding grid protection	L.S.	1	\$	\$
2.8	1210, 772, SP-2.8	Install Proposed Chain link fence and Gate	m	45	\$	\$
2.9	1004, 511, SP-2.9	Spillway Rip Rap c/w Geotextile on stream bank	m ²	45	\$	\$
2.10	SP-2.10	Dust Suppression	L.S.	1	\$	\$
2.11	-	Location of Ground Grid Allowance	-	1	\$ 20,000.00	\$ 20,000.00
Part 2 – Spillway and Laneway SUBTOTAL						\$
3 – Dam Extension and Dam Raising						
3.1	510, SP-3.1	Remove existing Wood Stair, Deck and Dock	L.S.	1	\$	\$
3.2	510, SP-3.2	Remove Existing Fence and Gates	m	95	\$	\$
3.3	904, 905, 919, 930, SP-3.3	Concrete Dam Raising c/w rebar and bentonite strip	m ³	20	\$	\$
3.4	902, 904, 905, SP-3.4	Concrete Dam Extension c/w Rebar	m ³	14	\$	\$
3.5	930, 932, SP-3.5	Epoxy Injection Crack Repair	Ea.	8	\$	\$
3.6	908, SP-3.6	Install Pedestrian Railing on top of Dam	m	20	\$	\$
3.7	510, SP-3.7	Remove Trees, Strip Topsoil, Regrade, Remove and Replace Planters	m ²	55	\$	\$
3.8	904, SP-3.8	Rebuild Wooden Stairs and Deck	L.S.	1	\$	\$
3.9	802, 804 SP-3.9	Topsoil (100mm)	m ³	40	\$	\$
3.10	802,804, SP-3.10	Hydroseed	m ²	250	\$	\$
3.11	SP-3.11	Dust Suppression	L.S.	1	\$	\$
Part 3 – Dam Extension and Raising SUBTOTAL						\$
4 – North Embankment Wall (Upstream of Dam)						
4.1	902, 904, 905, SP-4.1	Concrete Embankment wall c/w steel rebar	m ³	14	\$	\$
4.2	206, SP-4.2	Grading around wall	L.S.	1	\$	\$
4.3	405,SP-4.3	150 mm Pipe Subdrain	m	12	\$	\$

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Item	Spec. Code	Item Description	Unit	Quantity	Unit Price	Total
4.4	1210, 772, SP-4.4	Install Chain Link Fence and Gates	m	45	\$	\$
4.5	1004, 511, SP-4.5	Rip-Rap c/w Non-woven Geotextile l	m ²	10	\$	\$
4.6	SP-4.6	Dust Suppression	L.S.	1	\$	\$
Part 4 – North Embankment Wall (Upstream of Dam) SUBTOTAL						\$
5 – River Street Reconstruction (148 m)						
5.1	180, 510, SP-5.1	Removal of Existing Asphalt	m ²	1065	\$	\$
5.2	SP-5.2	Asphalt Saw Cut	m	30	\$	\$
5.3	180, 510, SP-5.3	Remove Exist Guardrail	m	106	\$	\$
5.4	180,206, SP-5.4	Earth Excavation (to be Disposed Off-site)	m ³	200	\$	\$
5.5	310, 1150, SP-5.5	Hot Mix Asphalt - HL4 (50mm)	t	140	\$	\$
5.6	314, 1010, SP-5.6	Granular A (Roadway and Shoulder)	t	600	\$	\$
5.7	314, 1010 SP-5.7	Granular B Type II (Roadway and Shoulder)	t	400	\$	\$
5.8	310, SP-5.8	Asphalt Slope Protection (50mm HL-4 Hand Placed)	m ²	65	\$	\$
5.9	312, SP-5.9	Asphalt Gutter (All Types)	m	92	\$	\$
5.10	353, SP-5.10	Concrete Curb and Gutter (All Types)	m	100	\$	\$
5.11	405, SP-5.11	150mm Pipe Subdrain	m	300	\$	\$
5.12	314, SP-5.12	Driveway Restoration (Gravel)	each	1	\$	\$
5.13	310, SP-5.13	Driveway Restoration (Asphalt)	each	2	\$	\$
5.14	732 , 734, SP-5.14	Install Steel Beam Energy Attenuating Terminal System	Ea.	2	\$	\$
5.15	721, 732, SP-5.15	Install Steel Beam Guardrail c/w Steel posts	m	79	\$	\$
5.16	408, SP-5.16	Adjust Water Valve Heights	Ea.	4	\$	\$
5.17	408, SP-5.17	Adjust Sanitary MH Rim Height	Ea.	2	\$	\$
5.18	408, SP-5.18	Adjust Storm CB Rim Height	Ea.	1	\$	\$
5.19	802, 804 SP-5.19-	Topsoil (100mm)	m ³	30	\$	\$
5.20	802,804, SP-5.20	Hydroseed	m ²	180	\$	\$

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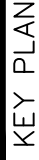
Item	Spec. Code	Item Description	Unit	Quantity	Unit Price	Total
5.21	802,803, SP-5.21	Sod (For Drainage Swale	m ²	10	\$	\$
5.22	510, 410, SP- 5.22	Remove Exist Storm Sewer	m	11	\$	\$
5.23	510, 402, 407, SP-5.23	Remove Exist. Catch Basin	Ea.	1	\$	\$
5.24	410, SP-5.24	Storm Sewer (300mm Dia.)	m	20	\$	\$
5.25	407, SP-5.25	Storm Catch Basin (600mm x 600mm)	Ea.	2	\$	\$
5.26	1004, 180, 511, SP-5.26	Rip-Rap for swale C/W Non- woven Geotextile	m ²	30	\$	\$
5.27	SP-5.27	Dust Suppression	L.S.	1	\$	\$
Part 5 – River Street Raising SUBTOTAL						\$
Part 6 - Downstream Retaining Walls						
6.1	180, 206, SP-6.1	Earth Excavation	m ³	700	\$	\$
6.2	314, 1010 SP-6.2	Supply and Place Granular 'A'	t	1350	\$	\$
6.3	492, SP-6.3	Site Restoration	L.S.	1	\$	\$
6.4	904,905, SP-6.4	Supply and Place Reinforced Concrete - Footings	m ³	41	\$	\$
6.5	904, 805, SP-6.5	Supply and Place Reinforced Concrete - Wall	m ³	129	\$	\$
6.6	405,SP-6.6	100 mm Pipe Subdrain	m	30	\$	\$
6.7	1004, 511, SP-6.7	Scour Protection (Rip Rap)	m ³	25	\$	\$
6.8	802,804, SP-6.8	Topsoil (100mm)	m ³	40	\$	\$
6.9	802,804, SP-6.9	Hydroseed	m ²	330	\$	\$
6.10	SP-6.10	Dust Suppression	L.S.	1	\$	\$
6.11	510	Removal of Downstream Existing Concrete Retaining Wall	L.S.	1	\$	\$
Part 6 – Downstream Retaining Walls SUBTOTAL						\$
7 – Powerhouse - Removals						
7.1	510, SP-7.1	Removals	L.S.	1	\$	\$
7.2	SP-7.2	Existing Equipment Storage and Reinstatement	L.S.	1	\$	\$

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Item	Spec. Code	Item Description	Unit	Quantity	Unit Price	Total
Part 7 - Powerhouse Removals SUBTOTAL						\$
8 – Powerhouse – Roof Replacement						
8.1	907, OBC, SP-8.1	Roof Framing	L.S.	1	\$	\$
8.2	CSA S16, OBC, SP-8.2	Supply and Install Steel Framing	L.S.	1	\$	\$
8.3	907, CSA S16, OBC, SP-8.3	Supply and Install Roof Assembly	L.S.	1	\$	\$
Part 8 – Powerhouse – Roof Replacement						\$
9 – Powerhouse – Structural Upgrades						
9.1	S16, OBC, SP-9.1	Supply and Install Steel Framing	L.S.	1	\$	\$
9.2	904,902,919, SP-9.2	Supply and Place Reinforced Concrete - Strip Footing	L.S.	1	\$	\$
9.3	932, SP-9.3	Grout of Power House Bays	m ³	40	\$	\$
9.4	SP-9.4	Supply and Install DYWIDAG Strand Anchors	Ea.	9	\$	\$
9.5	SP-9.5	Painting of Building	L.S.	1	\$	\$
9.6	SP-9.6	Repair Powerhouse Cracks	m	50	\$	\$
Part 9 – Powerhouse – Structural Upgrades SUBTOTAL						\$
10 - Provisional Items						
10.1	404, 410, 491,SP-10.1	Support Existing Sanitary Sewer	m	20	\$	\$
10.2	404, 441, 491, SP-10.2	Support Existing Watermain	m	20	\$	\$
10.3	404, 510, 410, SP-10.3	Replace damaged existing Sanitary Sewer	m	20	\$	\$
10.4	180, 206, 202, 403, SP-10.4	Rock Excavation for Storm Sewer Installation	m ³	12	\$	\$
10.5	1605, SP-10.5	Rigid Insulation	m ²	25	\$	\$
10.6	710, SP-10.6	Painted Stop Block	Ea.	1	\$	\$
10.7	180,SP-10.7	Excess Soils Management Plan	L.S.	1	\$	\$
10.8	180, SP-10.8	Extra/Over for Disposal of Material unsuitable for disposal at a Table 1.2/2.1 RPI site but Suitable for Disposal at a Table 2.1 ICC or Table 3.1 ICC RPI Site	t	TBD	\$	\$

CONTRACT NUMBER Contract # T-2025-42 Burgess 1 Dam Rehabilitation Project						
Item	Spec. Code	Item Description	Unit	Quantity	Unit Price	Total
10.9	180, SP-10.9	Extra/Over for Disposal of Material unsuitable for disposal at a Table 2.1 ICC, 3.1 RPI or 3.1 ICC Site Disposal	t	TBD	\$	\$
10.10	SP (Addendum 3)	Temporary Water System	L.S.	1	\$	\$
10.11	SP (Addendum 3)	Sewer Flow By-Pass	L.S.	1	\$	\$
Part 10 – Provisional Items SUBTOTAL						\$
Total Tender Price (Including Provisional Items) (Transfer Amount to FT-7.3 of the Tender)						\$
Tenderer's HST Registration Number:						

- All prices and unit rates to be shown excluding HST.
- It is understood that the estimated quantities in the foregoing schedule are solely for the purpose of facilitating the comparison of bids, and the Tenderer's compensation will be computed upon the basis of the actual quantities in the completed work, whether they be more or less shown herein.
- The quantities shown in this Tender are an estimate only and are not a guarantee of amount of material to be supplied under this contract. The Township of Muskoka Lakes reserves the right to adjust quantities without a change in the tendered unit price.
- The unit price shall govern whenever the total amount bid for an item does not agree with the extension of the quantity and the unit price, and the total item amount from Section FT-8.2 and the Total Tender Price in Section FT-7.3 and FT-8.2 shall be corrected accordingly.



ENGINEER'S SEAL:

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Township of Muskoka Lakes
1 Bailey Street, P.O. Box 129
Port Carling, Ontario

CONSULTANT:



PROJECT TITLE:

**LITTLE BURGESS
GENERATING STATION
REHAB**

DRAWING TITLE:

EXISTING POWERHOUSE STAIR DETAILS

HD	FP	FP	FP	FP
DRAWN	DESIGNED	CHECKED	APPROVED	
AS NOTED		NOV. 11, 2025		
SCALE		DATE		
23-1236	1	S7		
PROJECT No.	REVISION	DRAWING		