



# **Township of Muskoka Lakes**

## **Request for Proposal**

**P-2025-09**

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### **Building Condition Assessments**

**ADDENDUM #1  
February 25, 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 #1**  
**February 25, 2025**

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**Clarification:**

1. Can you indicate which facilities have an elevator and if an elevator assessment by an elevator consultant is required?

A: Not required. The Township conducts regular inspections.

2. Does the Town have a standard or a proposed template or format that you wish to see the data presented?

A: No. Please provide the preferred template in proposal submission.

3. The RFP, when talking about the repair and replacement estimate costs references 'TOA – Capital Budget Sheets'. Is a sample available?

A: No. Please provide the preferred sample in proposal submission.

4. The RFP does not detail water and sewer services outside of the listed buildings. Are there any septic beds or sanitary systems that would need to be assessed?

A: Yes, please assess those facilities that have water and septic services. List can be found below.

5. We note that you require 'non-intrusive' techniques to be used for the assessments. If, however, we notice something like mold, or rot without extensive investigation, we could not give a definitive answer on repair/replacement cost.

A: Please use the necessary techniques required to ensure costing can be provided in these circumstances.

6. Have any Designated Substance Reports (DSR) been carried out?

A: Yes. The Township has recently completed Asbestos Surveys. These will be provided to the awarded bidder,

7. Have any prior BCA's been completed on any of the buildings that could assist inspections.

A: No.

**Amendment:**

Section of Document Amended: Section 6. WORK ELEMENTS

	<b>Address</b>	<b>Facility</b>	<b>Floor Area sq ft</b>	<b>Water &amp; Septic System</b>
1	1008 Maple Ave, Bala	Bala Community Centre/Library	4800	No
2	1006 Buckeye Rd., Foot's Bay	Foot's Bay Community Centre	5600	Yes
3	1448 Hekkla Rd., Hekkla	Hekkla Community Centre	1600	Yes
4	1020 Beaumaris Rd, Milford Bay	Milford Bay Community Centre	11040	Yes
5	1131 Juddhaven Rd, Minett	Peninsula Recreation Centre	8660	Yes
6	3 Bailey St, Unit 1, Port Carling	Port Carling Community Centre	8800	No
7	2013 Highway 141, Raymond	Raymond Community Centre	5100	Yes
8	1030 Torrance Rd., Torrance	Torrance Community Centre	6000	Yes
9	1503 Old Parry Sound Rd.	Ullswater Community Centre	3550	Yes
10	1074 Walker's Point Rd., Walker's Point	Walker's Point Community Centre	5100	Yes
11	2416 Windermere Rd, Windermere	Windermere Community Centre	3480	Yes
12	2496 Windermere Rd, Windermere	Windermere Village Hall	1200	Yes
13	3951 Muskoka Rd 169, Port Carling	Glen Orchard Community Centre	3000	Yes
14	1 Bailey St, Port Carling	Township Office	17528	No
15	69 Joseph St, Port Carling	Port Carling Library	7500	No
16	3951 Muskoka Rd 169, Port Carling	Glen Orchard Yard & Accessary Buildings		
		Staff Building	1900	Yes
		Mechanic Garage	2496	Yes
		Drive Shed	3850	No
		Sand & Salt Dome	1500	No
17	1050 Ranwood Road, Port Carling	Ranwood Yard & Accessary Buildings		
		Garage	4880	Yes
		Drive Shed	1800	No
		Sand & Salt Dome	4000	No
18	1078 Raymond Road, Utterson	Patterson Yard & Accessary Buildings		
		Drive Shed/Garage	3300	Yes
		Sand & Salt Dome	5700	No
29	40 Bailey St, Port Carling	Hanna Park Pavillion (Small Structure)	150	No
20	1005 Pine Ridge Rd, Bala	Jaspen Park Pavillion (Small Structure)	300	No
21	2510 Windermere Rd., Windermere	Windermere Pavillion (Small Structure)	150	No
22	40 Bailey St, Port Carling	Hanna Park Washroom (Small Building)	300	No
23	1005 Pine Ridge Rd, Bala	Jaspen Park Washroom (Small Building)	300	No
24	1148 Milford Bay Rd, Milford Bay	Baycliffe Park Washroom (Small Building)	150	Yes
25	3224 Hwy 169, Bala	Bala Sports Park Washroom (Small Building)	300	No
26	1012 Bala Falls Rd, Bala	Cenotaph Washroom (Small Building)	150	No
27	1306 Peninsula Rd, Port Sandfield	Port Sandfield Washroom (Small Building)	150	Yes
28	1031 Queens Walk Rd, Torrance	Sunset Park Washroom (Small Building)	150	Yes
29	2510 Windermere Rd, Windermere	Windermere Washroom (Small Building)	150	Yes
30	3040 Hwy 169, Bala	Windsor Park Washroom (Small Building)	150	Yes
31	1017 West Whites Rd.	Glen Orchard Cemetery Building	620	Yes

**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