September 4, 2025

To: All Proponents

Subject: **ADDENDUM No. 5, RFT 2025-011**
Novar Covered Rink

The following information, amendments and revisions shall constitute Addendum No. 5 – September 4, 2025, and shall form an integral part of the Proposal Documents and where applicable, shall supersede requirements of other Proposal Documents.

ITEMS

Questions re: Tender Documents

1. Section 8/A-5 and Section 1/A-5 contravene each other for the wall above the mezzanine. Please clarify which is to be used.

The Section 8 is an exterior wall and Section 1 is an interior wall. Section 8 has been revised to show the railing assembly and PVC coated wire mesh (revised drawing attached).

2. Codes and loads to be based on Huntsville?

The OBC is to be used for design and Huntsville is the nearest municipality for snow loads.

3. Codes and loads based on Normal Human Occupancy?

Yes, design based on O.B.C.

4. Based on the drawings, the building is 10' wider from Frame lines 9-10. Can I add a frame at Line 9 to align with the edge of rooms.

If so, revise bay spacing from frame line 5 to frame line 9 to eliminate the bay from 8-9?

If I can add a frame at 9, can I drop in interior columns?

Alternatively, I can design the whole building as 80" wide and shrink the mezzanine 10'. Thoughts?

Will the mezzanine be independent of Butler's scope?

Keep the main frame spacing as shown. No interior columns. Mezzanine width to remain at 90'.

The main frame widths are 80' measured to the outside faces.

The end frame columns are embedded in the masonry.

5. Elevations show gutters but the cross sections show a 2' panel overhang. Which one do we use?

Gutters are required on both sides of the building with heating cables. The panel overhang length is to suit the gutter dimensions.

6. Drawing calls out 24 gauge wall panel. Can this be reduced to 26 gauge?

Drawings call out 24 gauge wall liner panel. Can this be reduced to 26 gauge?

Use 24 gauge.

7. Any insulation requirements on the roof and walls?

No.

8. And any insulation requirements on the roof and walls at the mezzanine?

No.

9. Ceiling liner required in the rink area?

No.

10. Full seal welding required for the exposed columns?

No.

11. Hot dipped galvanizing required for the exposed columns?

No, primed and painted columns.

12. Please confirm if the Local Authority has accepted the design?

Perry Township has generally reviewed the concept, but no formal approval has been issued. Formal approval will require all details as per the O.B.C. requirements and other jurisdictions.

13. The well will likely not need to be 33m deep. The existing wells within the area are not that deep, and after a certain depth the quality of water will change. Can you confirm why there is a request of this certain depth? We just want to make sure the quote is accurate.

The minimum well depth specified is 30 metres. This depth provides some well storage with the pump set at maximum depth.

For further details see Addendum #3 answers to questions #4 and #9.

14. We note the issued Concept design does not include a Universal Washroom as per Building Code, has the Local Authority reviewed and accepted this?

The Township has decided to have one Universal Washroom and one Unisex Washroom.

15. We also note the Concept design includes 2 x layers of 1" thick under slab insulation. In our experience, this is insufficient due to Frost Heave and the under slab insulation should be R5 per 1" as standard which would equate to approx. 4" of insulation.

See drawing A-3 "Inset Detail"

Note: "Up to additional 4" insulation required below rink slab as per soils report, to be verified by design engineer."

16. Please provide further details on the existing Well that is to be decommissioned as there is insufficient information to price.

The dug well tile (manhole) shown near the creek on SP-1 and SP-2 is to be removed by others prior to the start of construction. No work will be required at the inlet end of the water line near the creek. The existing water line is to be located by the Contractor at the end adjacent to the new ice rink facility, dug up and installed into the utility room and connected to the new rink plumbing system. The Township staff will remove the pump, pressure tank, and controls in the existing change room building prior to the start of construction.

17. Please confirm the Chiller / Refrigeration Pads and Housing are large enough to accommodate the Ice Plant?

The 16' x 29' Chiller / Refrigeration concrete pad shown on drawing SP-2 is sized as per Custom Ice Inc. quotation in Appendix C. If the proponent proposes an alternate system it is up to the proponent's design team to ensure the concrete pad is large enough.

18. With regards to the Footings, please provide depth of walls, frost walls and grade beams for pricing.

These are design details to be determined by your design team.

19. Hydro Service Update

Hydro One has provided an update on their requirements for the new rink service.

Hydro One has now determined that the Parks and Rec building can remain on a separate hydro service. So the rink's 3 phase 347/600 service can be reduced from a 600 amp service to a 400 amp service.

20. Is the ribbed block shown on the drawings the only choice.

No. other decorative blocks can be proposed.

21. We respectfully request extension to the closing date to allow our Consultant team sufficient time to navigate the Building Code for any further additional requirements.

All Bidders Note:

The closing date for the tender is changed from

2:00 PM local time, September 9, 2025

to

10:00 AM local time, September 11, 2025

5. Time Limit for Questions

The time limit for questions on page 13 of the tender is changed from

September 3, 2025 at 3:00 PM

to

September 5, 2025 at 12:00 Noon

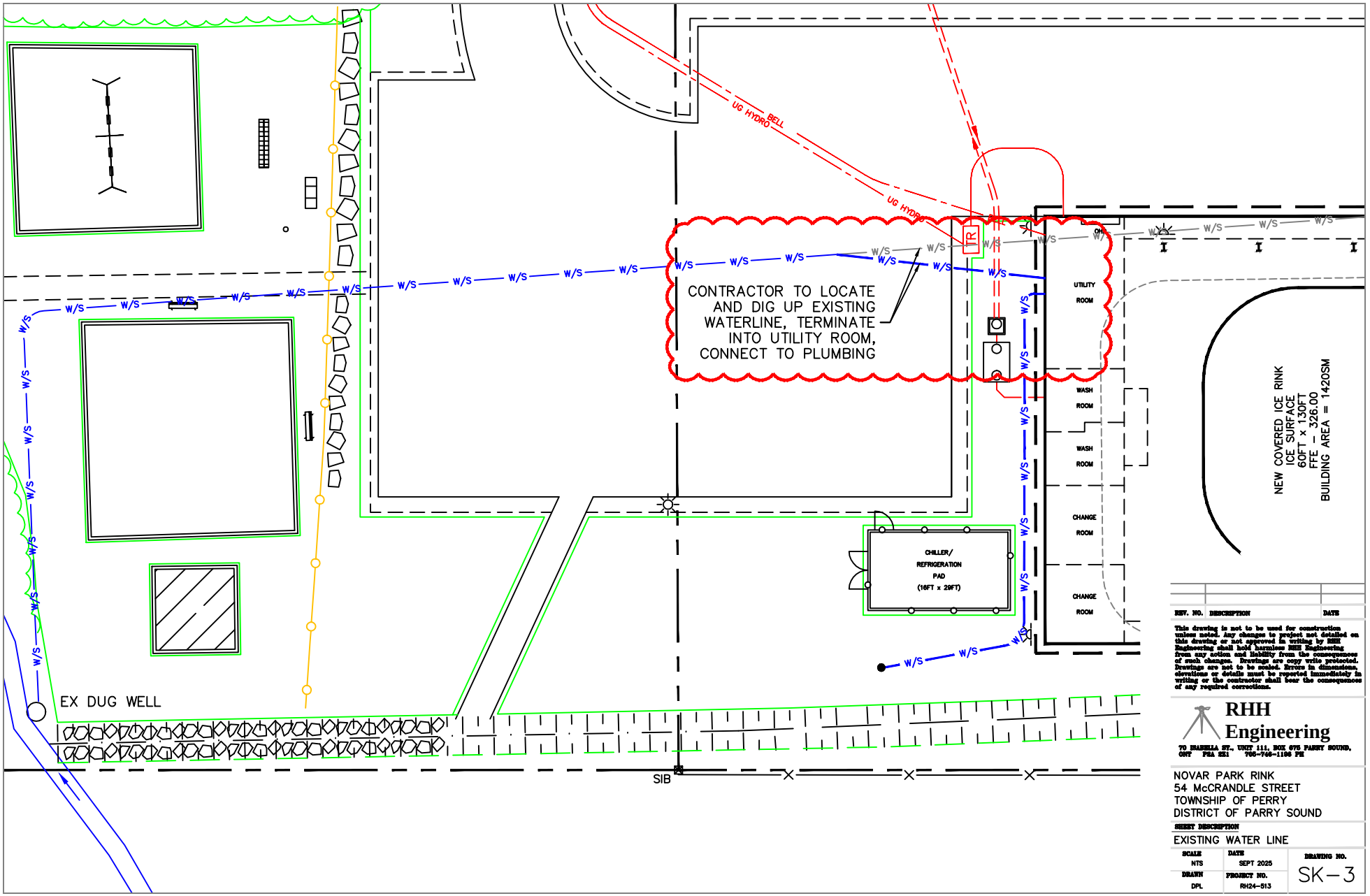
Attached

Novar Rink SK-3
Novar Rink A-5 Section 8 Revised

End of Addendum No. 5, RFT 2025-011

Yours truly,

Kim Seguin
Treasurer Township of Perry



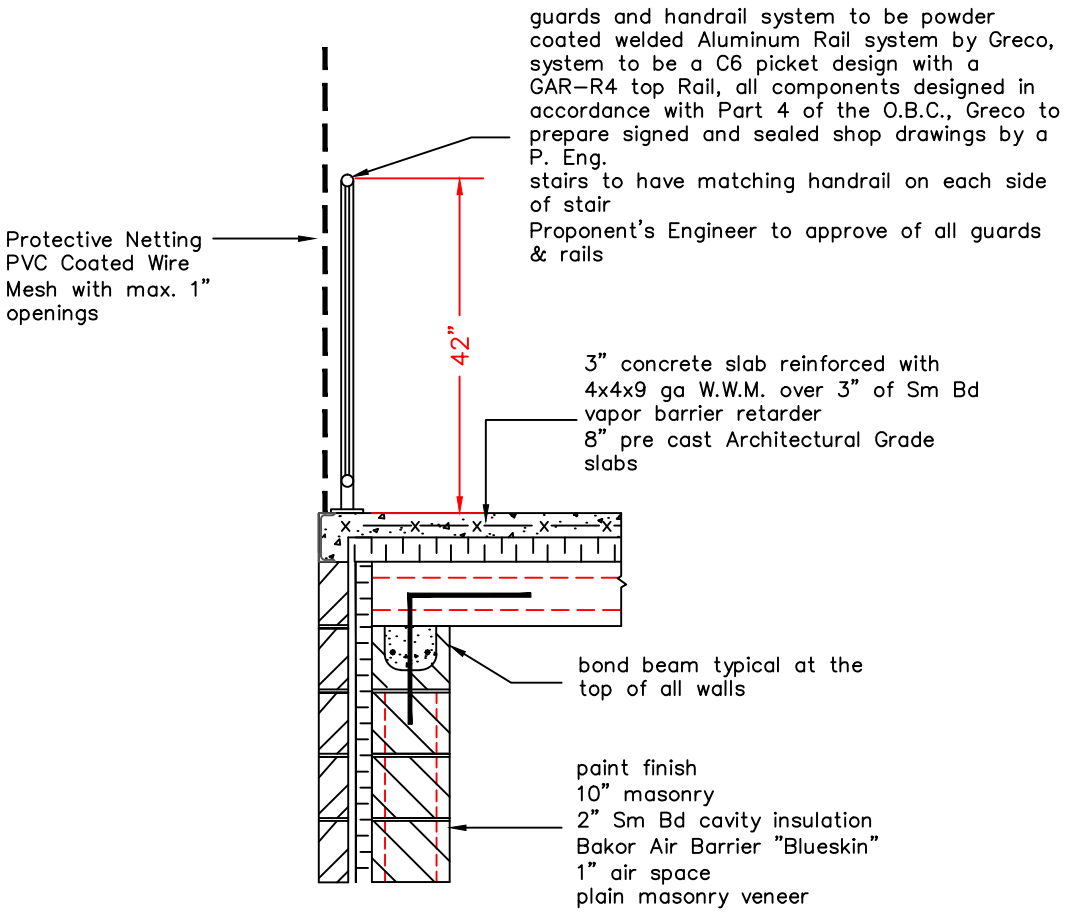
REV. NO.	DESCRIPTION	DATE

RHH Engineering
70 BRAEBELLA ST., UNIT 111, BOX 675 PARRY SOUND, ONT P0A 1X0 705-746-1186 PH

NOVAR PARK RINK
54 McCRANDLE STREET
TOWNSHIP OF PERRY
DISTRICT OF PARRY SOUND

SHEET DESCRIPTION
EXISTING WATER LINE

SCALE	DATE	DRAWING NO.
NTS	SEPT 2025	SK-3
DRAWN	PROJECT NO.	
DPL	RH24-513	



DRAWING A–5
SECTION 8 – REVISED

SCALE NTS

NOTE: Structural items are a minimum requirement, the proponent is responsible for design, integrity and serviceability