

**September 15, 2025**

**Addendum No. 01**

**File Reference Number: RFP 2025 079**

**Title: Roof Replacement for Timmins Bus Garage**

**RE: Clarifications/Questions**

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Please refer to the following information/clarification:

**MANDATORY VIRTUAL SITE MEETING**

A Mandatory virtual site meeting was conducted on Thursday, September 11, 2025 at 10:00 a.m.

Please find the virtual site meeting presentation attached at the end of this Addendum.

**CLARIFICATIONS**

The below listed RFP Specifications have been revised and supersede all previous RFP Documents versions for the said specifications.

**Item 1:** Flood coat of Type III Asphalt is to replace the Cold-Applied Rubber flood coat.

**QUESTIONS**

**Item 2:** Is this RFP for consulting services (design/tender/inspections) or, for construction?

**Answer:** This RFP is for Construction Services.

**Item 3:** Would ONTC accept Sika Sarnafil Roofing System for the Timmins Bus Garage instead of the specifications outlined in the RFP?

**Answer:** Vendors can propose an alternate proposal and use different products equal to or better than the engineer's specifications.

**Item 4:** Will this project be following Ontario Building Code (OBC) Requirements?

**Answer:** Yes, ONTC has confirmed with their consultant Garland that this project's design is meeting all code requirements.

This Addendum hereby forms part of the RFP.

Regards,

Brinda Ranpura  
Procurement Contracts Specialist  
[brinda.ranpura@ontarionorthland.ca](mailto:brinda.ranpura@ontarionorthland.ca)



# **Timmins Bus Garage Roof Replacement Virtual Site Meeting**

**September 11, 2025**

# Agenda:

1. Introduction.
2. Background information.
3. Site Location Overview.
4. Scope of Work Review.
5. Design Criteria.
6. Existing Equipment

# 1- Introduction.

## 1. ONTC:

- A. Brinda Ranpura – Procurement Contracts Specialist
- B. Esmail Zougari – Manager, Capital Project
- C. Ken Grube - Director Motor Coach Op. Customer Services

## 2. Garland Canada Inc.

- A. Jorgios Zafiris

## 2- Background Information

The Timmins Bus Garage primarily serves as a maintenance garage for Ontario Northland buses.

The building is an elevated single-storey structure with a mezzanine and was constructed in 1967 with an area of approximately 481 square metres (5,180 square feet).

The roof was installed at the same time the building was built and was originally a traditional gravel BUR coated and sealed with a Spray Polyurethane foam and then had a single-ply EPDM membrane applied over-top.

# 3- Site Location

643 Moneta  
Avenue, Timmins,  
ON





## 4- Scope of Work Review

- The existing roof composition is an insulated graveled 4 ply BUR roofing assembly (original roof), recovered by a "Cox Roof" - sprayed polyurethane foam and embedded EPDM membrane (secondary roof), which would have been installed as a remedial recovery option.
- The scope is to remove both roofs down to the original lumber structural decking, install a new vapor barrier, insulation, recover board and new two ply modified bitumen roof membrane surfaced with gravel.

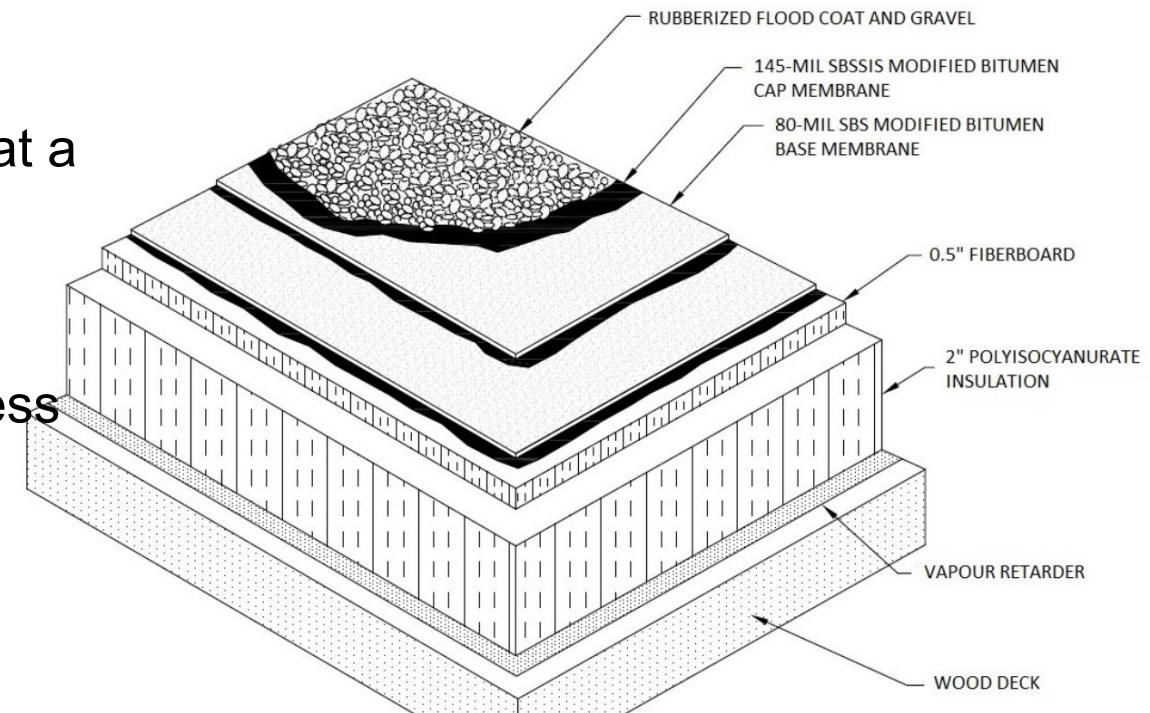
[Roof Replacement Drawings](#)





# 5- Design Criteria

- 1- Install fully-adhered vapor retarder to properly prepared wood deck.
- 2- Install 2.0" Polyisocyanurate insulation (FM approved) (4' x 4' boards) with the use of type III asphalt at a rate of 25 lbs. per square per course.
- 3- Install recovery board to base insulation (4'x4' boards) or tapered insulation in type III asphalt.
- 4- Install one layer of SBS Base Sheet to a properly prepared substrate with hot asphalt (type III at EVT) at a rate of not less than 25 lbs. per square.
- 5- Install SBS modified sanded surfaced cap sheet membrane followed by a rubberized coating and immediately embed new pea gravel at a rate of not less than 550 lb.



# 6- Existing Equipment for Verification



Exhaust Fan



HVAC Unit

Existing equipment shown is potentially redundant.  
Contractor to verify in field and confirm with Owner prior to removal/disconnect.

- 1- Exhaust fan.
- 2- HVAC unit vents.



# Questions

Questions shall be submitted via email to Procurement Primary Contact Person and responses will be provided via addendum.

## Site visit

Site visit can be arranged at request.

## Important dates:

Last day for questions: Four (4) full Business Days prior to the Submission Deadline.  
RFP Close date: Monday, September 22, 2025 at 2:00:00 p.m.

Thank you