

The Township of



Rideau Lakes

**Demolition of Former Delta Maple Syrup
Factory ADDENDUM #2**

A2-PW2025-9

This addendum is being released to clarify questions received on RFP 2025-9 for the demolition of the former Delta Maple Syrup Factory.

Revisions are to the original RFP document with closing date of April 9, 2025.

Please see questions received and responses noted below. The question deadline is still scheduled for April 2, 2025.

1. *WRT the asphalt capping there is a quantity of 2850 m2 but no indication on plan where this will happen. The levels of these building vary and so it should be clarified on the paving that it will be based on only flat installation or will there be sloping required. As you can appreciate it is more work to prepare sloped areas and the paving operations and so a plan of that would be required. Since I don't expect plans to be issued maybe you can clarify on how to price the paving with flat areas only*

A: As noted under 3.0, boxes B, C, D and E are being demolished. As noted, under 2.0, Form 2, area allowance for asphalt is 2850 m2 for purpose of bidding. The intent is to simply remove and hard cap as per Cambium report.

2. *The tender asks for foundation removal and relevelling. Can recycled concrete be used as fill where required for levelling purposes?*

A: As per recommendation from Cambium, **all concrete materials to be removed from site** as there is risk material will not meet OPSS 1010 specs (meets granular sieves and does not contain loose reinforcing materials). In addition, designated substance report identified transite cement at the site, some lead paint on surface, and the concrete is presumed to contain silica.

3. *In addition to a ruling on using crushed concrete to fill the site the choice of 0.5m of topsoil will be very expensive. The impact report states that 0.5m of non impacted soil is required I would suggest that 0.5M of topsoil be changed to 50 mm of topsoil and non impacted fill materials below. I think you should also suggest that the finished grade be a uniform slope from the street to existing rear property grades near the creek. This will ensure what is expected as a final grade*

A: Cap material can be unimpacted topsoil or soil, as long as it meets the quality and thickness specifications. Fill cap material to be a **minimum of 0.5 m**. The intent is for the new cap to meet all existing abutting grades. Water cannot be surfaced drained to creek.

4. *Is there any timeline on the completion date?*

A: Schedule noted on page 4 of RFP, given the complexity of the project completion date is flexible within reason.

5. *Is there a noise bylaw? Is there any limitation on working hours?*

A: Yes, see attached bylaw 2002-07 and Schedule 1. Note Lower Beverly Park is very busy in summer with tourists and campers.

6. *When doing the abatement of the boiler can we remove the whole unit off site to do this work in a better controlled environment?*

A: Yes, this option is acceptable, manifest to be provided of abatement material.

7. *Will hydro be involved when it comes to taking down the building as their lines are very close to the front of the building? Or is this our responsibility as contractors?*

A: See 3.0 Project Scope of RFP, Hydro has been disconnected, existing line in front that serves other buildings is responsibility of contractor.

8. *Do you require the whole property to be fenced off while we are doing work?*

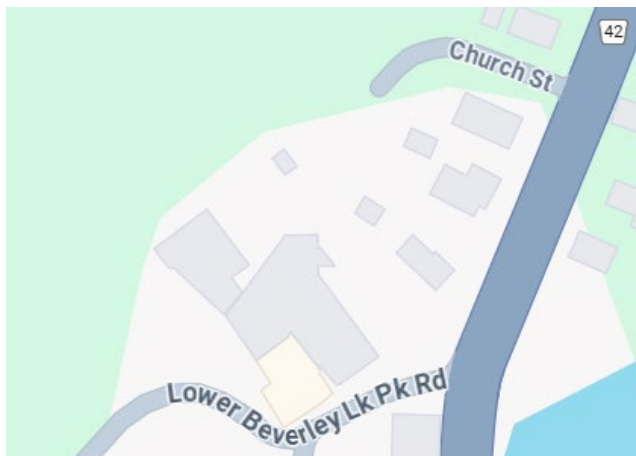
A: See 3.0 Project Scope of RFP and note 9, fence is required.

9. *Will we also have access to the back of the building where the loading ramp is?*

A: Access can be reviewed at mobilization, access from Church St could be option depending on size of equipment, vehicles.

10. *Is there also a staging area we can use until we make more room of the site?*

A: Staging area to be reviewed with neighbour at mobilization, area off lower Beverly Lake Road may be an option. The best solution is that rear of building may need to be first removed and then used as staging area.



11. *There is an A missing in your email on the third page of the RFP.*

A: Please note incorrect email address on page 2 and 3, correct email is parksmanager@rideaulakes.ca.

12. *The neighbor to the right side of building “B”. Is the pavement on this side to remain?*

A: The intent is for asphalt to remain as this is on property line.

13. *I noticed all the no trespassing signs etc. What is that relationship like and where is the property line ? is there enough Public property that we can move a machine up that side of the property from front to back?*

A: See question 9 and 10 above and below for property lines in yellow.



14. *We have engaged our engineer to help us with the plan to review and report on the removal of the links. Do we need to isolate the old town hall from the link still or has that been completed? I.e. Is it water/sound proof.*

A: *Link will need to be removed and further evaluated when exposed.*

15. *For the Option #2. There is quite a grade differential between the front and back. We will have to be quite creative to provide a level parking area of 2850 m2. Did anyone ask if the existing block and concrete could be crushed on site to provide materials to make up the first layer before the Gran B & A make up for the pavement? Would be a substantial cost savings.*

A: *See question 2 above for granular use, grade will need to reviewed upon completion of demo.*

16. *There are numerous trees up against the buildings. Is there a tree policy and can they be removed or damaged during the demolition.*

A: *Hope is for trees to remain, however if trees are needed to be removed that will be permitted, bird nesting to be monitored.*

17. *Are the monitoring wells to remain or should they be decommissioned? IF they are to remain then they should be protected.*

A: *Monitor wells to remain and be protected from demo.*