



October 22, 2026

**Addendum #2
for RFP No. BB 26-01
Lochlin Community Centre**

This addendum shall be incorporated into and form part of RFP No. BB26-001 for Lochlin Community Centre.

Receipt of the Addendum shall be acknowledged as part of your submission as per Section 2.14 – Addenda of the RFP document and **must be included** in the submission package before the closing date of **November 13th, 2026 at 4:00 PM**.

The Township of Minden Hills reserves the right to reject any or all tenders or accept any proposal, should it deem such actions to be in the best interest of the Township.

Please note the following changes to the RFP deadlines:

Final Day for Submission November 13th, 2026, at 12:00 PM (Noon).

Public Opening November 13th at 1:00 PM

Question period closes November 4th, 2026, at 4:00 PM

Question #1: Please confirm the intended use(s) of the facility.

Answer #1: Community gathering space: birthday parties, bridal showers, card games, meetings, charity dinners, youth recreation activities (creative movement, crafts)

Question #2: What is the anticipated or desired occupant load for the facility??

Answer #2: 70

Question #3: Could you describe the activities anticipated in the facility, and how the five 4'x4' chalkboards referenced in §4.2 are expected to function within those activities? Would alternatives to the chalkboards be considered?

Answer #3: The slate chalkboards are from the original building, they are still usable, but focus is display. Combining history of the old building with the new.

Question #4: We ask that the Township consider a design only RFP leading to a construction RFQ. The current process has the price, skills and design tied to a single decision.

Answer #4: No

Question #5: The foundation has been specified as slab on grade. Can you confirm the geotechnical findings for the build site? Will the Township consider other foundations?

Answer #5: Slab on grade is the preference for the build site. A geotechnical report for the site will be made available to the winning bidder.

Question #6: Are there performance guidelines and/or durability standards the Township requires for the facility?

Answer #6: OBC compliant

Question #7: Are there energy targets for the facility — e.g., net-zero and/or Passive House standards?

Answer #7: The building must be OBC compliant. The Township has no separate energy targets or performance standards to meet.

Question #8: Is there an operating-cost standard or target the design should meet?

Answer #8: The building must be OBC compliant.

Question #9: Is there a standard expectation for the amount of glazing (window area) for the facility?

Answer #9: OBC compliant.

Question #10: Does the stove and oven require a commercial kitchen exhaust system?

Answer #10: Kitchen exhaust does not need to be commercial grade.

Question #11: Is there a standard expectation for the amount of glazing (window area) for the facility?

Answer #11: OBC compliant.

Question #12: Does the Township expect or anticipate remotely activated heating, air conditioning, and/or climate control (e.g., smart thermostats for remote operation)?

Answer #12: Bidders to provide their options and cost associations.

Question #13: What does "turnkey" include: building shell and interior fit-out only, or also site grading, parking areas, landscaping, furnishings, and utility hookups?

Answer #13: Please refer to section 4.2 point 8,9, and 10 for required work to be completed by the bidder. Please note the bidder is responsible for utility hookups.

Question #14 Regarding §4.1 — the 1,800 sq ft maximum: is that measured to the exterior face of walls or as interior floor area? And do covered porches, overhangs, and accessible landings outside exterior doors count toward the 1,800?

Answer #14: The 1,800 square feet are internal dimensions of the building. This does not include overhangs or landings.

Question #15 Utilities at 4713 Gelert Road: please confirm hydro servicing capacity, and water supply of the well

Answer #15: Servicing from existing well and existing hydro pole will be required by bidder.

Question #16 Utilities at 4713 Gelert Road: please confirm hydro servicing capacity, and water supply of the well

Answer #16: Servicing from existing well and existing hydro pole will be required by bidder.

Question #17 Is the timeline firm: award December 2026, construction start May 2027, occupancy September 2027?

Answer #17: This is the preferred timeline by the Township.

This addendum consists of 4 pages.

If you have questions regarding this matter, please contact the Township directly as outlined in Section 2.13 – Inquiries of the RFP document.

Sincerely,

Zach Drinkwalter
Director of Finance

Acknowledgement of Receipt

Bidders are required to acknowledge receipt of all addenda by signing the Acknowledgement of Receipt below. Failure to submit all addenda will constitute an automatic rejection.

I/we hereby acknowledge receipt of this addendum and make allowances in my bid.

Signature of Bidder

Date

Name of Company