



March 20, 2026

PW-05-2026 Multi-Building Condition Assessment

ADDENDUM #1

On March 20, 2026, the Township of North Huron posted Addendum #1 to clarify questions received pertaining to the above-listed tender.

Question 1: Please provide the facility year built, square footage, number of floors, stories, number of elevators (if applicable), and any major renovation years.

Facility	Year Built	Square footage (ft2)	Number of Stories	Number of Elevators/ Lifts	Major Renovation Years
Wingham Town Hall	1890	14,058	3	1 elevator	Interior in 2018
Wescast Community Center	2001	77,790	2	1 elevator	N/A
Wingham Public Works Garage	1960	5,200	2	0	Roof redone in 2020
North Huron Daycare Facility	1976	6,800	1	N/A	N/A
East Wawanosh Public Works Garage	1974	5,200	1	N/A	N/A
Blyth Community Center	1976	33,920	2	1 lift	Complete renovation in 2003
Blyth Memorial Hall	1920	31,250	3	1 elevator	Major renovation in 2018
Wingham Library	1860	6,580	1	N/A	1891, 1987, 2010
Wingham Fire Hall	1984	8,900	1	N/A	Minor washroom renovation in 2024
Blyth Campground Buildings 1 & 2	2009	3,100 & 872	1	N/A	N/A
Optimist Ball Diamond Concession Booth	1990	755	1	N/A	N/A
Belgrave Community Center	1949	18,560	2	N/A	Lift and minor addition in 2026
Wingham Cemetery Office	1970	150	1	N/A	Roof renovation in the 1980s
PUC	1979	6,480	1	N/A	N/A

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2. Q: The term of contract states that the final report is to be submitted by July 31st. For this assignments, can the final reports in electronic format be submitted at that time with hard copies delivered in August?

A: Yes

3. Q: Do you require a specialist elevator assessment (e.g., review of elevator pit) or is a generalist approach satisfactory? If a specialist assessment is required, for the facilities that have elevating devices, can we have the number and type of devices in each building?

A: Elevators and lifts can be excluded from the assessment.

4. Q: Is there rooftop access available to the buildings with flat roofs? In addition, may sloped roofs be inspected from ground level with the use of visual aids (e.g., binoculars)?

A: Rooftop access is available. As necessary, contractors will be responsible for providing the apparatus (e.g. ladders) to physically access roofs.

5. Q: What asset management software are you using currently (e.g., PSD CityWide, Brightly Asset Essentials, Ameresco Asset Planner etc.)? Are the Reports to be aligned with/geared towards any pre-existing software used by North Huron?

A: The Township currently uses PSD CityWide. The reports do not have to be geared towards this software.

6. Q: It is noted that there are two structures for the East Wawanosh Public Work Garage, would you like both structures in one report?

A: Only the main structure, the garage, is required for assessment.

7. Q: Could you please clarify which aspects of AODA compliance you would like assessed? For example, are you looking for a review of built-environment accessibility under the Design of Public Spaces Standard, or a broader assessment of AODA requirements?

A: A broader assessment of accessibility standards as per O.Reg. 191/11 and the Ontario Building Code.

8. Q: Can a non-specialist assessment be conducted for Mechanical, Electrical and Life Safety & Fire Suppression?

A: A mechanically qualified individual is required.

9. Q: For sites 10 to 14, are Mechanical, Electrical, Life Safety & Fire Suppression assessments to be excluded?

A: Electrical assessments can also be included.

10. Q: For facilities 10-14 can you please confirm if cost analysis for the next 25-year period is required?

A: Yes

11. Q: Is the BCA to be conducted using UNIFORMAT 2?

A: Assessments should be conducted using UNIFORMAT 3. HVAC assessments at the Wecast Community Center can be conducted using UNIFORMAT 2.

12. Q: Could you please confirm whether North Huron has a preferred platform or technology for reporting?

A: There is no preferred platform.

13. Q: Could North Huron please confirm the amount of past project examples the bidder must submit in Section D?

A: A maximum of two examples must be provided.