

Questions for Request for Proposal 09-2025 (Public Works Garage Design Plans).

- 1. Please clarify which required meetings are to be conducted in person (in Central Manitoulin) and which meetings can be conducted on-line.**

Project initiation, background information review and input, site visit – staff & special committee.	In person
2 Plan draft reviews - staff & special committee	At least one representative in person – others attending can be hybrid
Presentation plan & design report - Council and public.	At least one representative in person – others attending can be hybrid
Final plan & design report.	At least one representative in person – others attending can be hybrid

- 2. Please confirm if Municipal water and sanitary are available to the property or if the consultant will need to provide fire storage and septic system design.**

There is no municipal water and sanitary services available for that location. The consultant will need to provide fire storage and septic design If existing septic services cannot be reused.

- 3. Does the consultant need to verify capacity of the Municipal services (hydrant flow testing and/or sanitary capacity analysis)?**

There is no Available municipal services at that location. Both well and septic are existing to the property. Capacity and ability to reuse Existing services should be verified through the design stage.

- 4. Is a stormwater management plan required and if so, are both quantity and quality control required?**

Yes – Quantity only.

- 5. There are a variety of Pre-Engineering investigations that must be required in order to inform the design. Are proponents to include for these items or will the Municipality source these separately. Required investigations include:**

- Legal and Topographic Survey – Yes
- Geotechnical Investigation - Yes

- **Excess Soil Consulting (O.Reg. 406/19)** – Yes – if required – no soil to be removed from site – all excavated soil to remain.
- **Pre-Demolition Designated Substance and Hazardous Materials Survey** – Demolition of existing building not part of the scope of this project.

**6. With respect to energy efficiency, are solar thermal panels and or solar wall technology required? If so what % of building load is required to be handled by solar?**

Energy efficiency examples should be provided within the scope of the project and should be included as possibilities for the design.

**7. Are there specific requirements for a MTO Safety Standards Inspection Site?**

For a future Motor Vehicle Inspection Center (MVIC), the requirements do not specify and building related items, however, one of the tools specified would be a vehicle hoist. The following are the concrete specifications recommended for installation of a hoist:

- **Thickness:** For a 30,000 lb. truck hoist, the concrete slab should be a minimum of 8 inches thick. Many manufacturers recommend a concrete thickness of 8 inches or more for lifts with capacities over 16,000 pounds, with some heavy-duty lifts requiring up to one foot.
- **Reinforcement:** The concrete slab must be reinforced with rebar or a wire mesh to prevent cracking under heavy loads. For the most demanding applications, a specialized footing may be required under each post.

This standard would only need to be applied to one specific bay chosen as the "repair bay"

**8. What is the preferred fuel source for the backup generator?**

Propane

**9. Exterior Lighting - will this be from building mounted lights or pole mounted lights?**

Building mounted

**What is the extent of site that needs exterior lighting coverage?**

Lighting to exterior of building only

**10. Is there a listing of owner supplied/contractor supplied equipment/tools that require power and or other M/E services? Please provide M&E service requirements.**

Examples include

Two plugs for welding machine (220 – 30 amp)

One air compressor plug (220 – 30 amp)

Adequate number of 120 plugs – Throughout the building.

One outdoor electric vehicle fast charging station

- Others potential M/E services can be suggested and discussed at site visit.

**11. Should it be determined that the subject property falls within the MTO corridor for secondary provincial highways, will the consultant or the Municipality be responsible for consultations with the Ministry of Transportation?**

Existing entrances will be utilized for the new design. The Consultant will be responsible for consultation with the Ministry of Transportation

**12. Will the successful proponent be required to prepare a cost estimate for the proposed construction?**

a. If yes, what degree of accuracy will be required? Class B estimate