



Answers to RFP 2025-07 – Modular Building Solution

Addendum 4

Questions received on July 22, 2025:

1. Could you kindly confirm the minimum interior dimensions expected for each garage bay, as well as the required dimensions for the garage doors?

The minimum interior dimensions for each garage bay is 12' wide and 12' high. To accommodate ambulance types safely and efficiently: -Minimum door size: 12' wide and 12' high -Preferred ceiling height: minimum 12' -Interior Bay Depth: At least 30 feet (to allow walk-around and clearance).

2. Please confirm whether the use of our standard modular fabrication methods is acceptable, provided full compliance with applicable codes is maintained?

Yes, as long as they meet the Canadian Building code.

3. The RFP references a desired delivery within 2–3 months including design and permitting. To help us better assess feasibility, could you clarify whether any discussions or groundwork have been initiated with municipal authorities regarding permitting (we understand the municipality is the Client)? Would it be considered for permitting to fall under the client's scope? Based on our experience, this timeline may be unrealistic if permitting is not already underway or client managed?

The property to be utilized is Town owned, and therefore permitting will require Town approval of the plans submitted and if chosen, a proponent's plans will then be submitted to Service NL for assessment and final approval. Permitting would fall under the Town of Stephenville's scope.

4. Could you clarify what is expected in terms of site preparation beyond the provision and installation of the building?

Site preparation will be performed by the Town or Town subcontractors based on requirements of the selected proponent for compaction, grading, etc...

5. Is there a preferred or required foundation type for this project? No, there is no preferred or required foundation type at this time?

Included in the proponent's submission, we are open to reviewing and considering a foundation that suits the proposed design-build solution offered. Our preference is for a separate estimate for the foundation.

6. Are geotechnical details—such as soil bearing capacity and chemical/environmental analysis—available or expected to be provided?

This information would help reduce risk of delay during execution. These details are not yet available, but the Town is in the process of contracting for geotechnical and any other required testing on the lot. The result of which will be made available to all proponents at the earliest possible time.

7. Would it be possible to receive a site plan indicating utility connection points (power, water, sewer) to support accurate pricing and coordination?

In reference to the site map provided under addendum no. 3, the distance to the Town water main is approximately 28 meters. The sewer connection point is approximately 21 meters to the sewage lateral. Power and communication connections will be coordinated through the Town.