



Project Name:	Municipal Fleet Storage Garage
Addendum Number:	3
Project ID:	2026-RFP-009

Addendum 3 is hereby issued to amend the *2026-RFP-009 Municipal Fleet Storage Garage*. The changes outlined in this addendum shall take precedence over the original document.

Question 3.1

The geotechnical report notes that grade-supported floor slabs may experience movement associated with settlement and thaw degradation of the underlying permafrost, and recommends that where movement cannot be tolerated, a structural floor slab supported on rock-socketed pipe piles over a void be considered. However, the report does not provide an anticipated magnitude or range of movement that may be expected for a grade-supported slab.

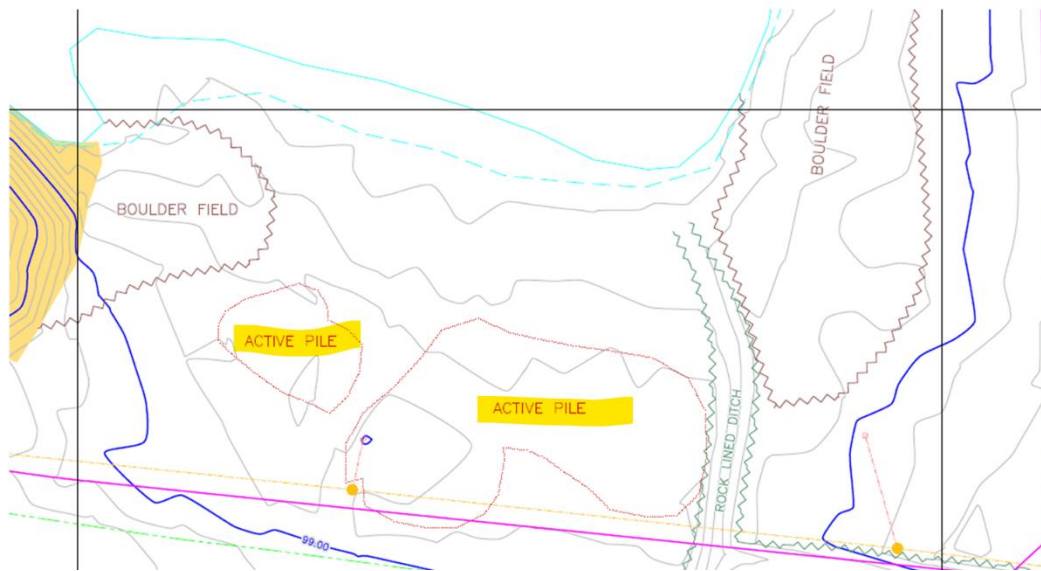
Please have the geotechnical consultant provide further clarification regarding the anticipated total and differential movement/settlement that could reasonably be expected for a slab-on-grade at this site, including movement associated with potential thaw degradation of the underlying permafrost. This information is required to allow proponents to make an informed assessment of whether a grade-supported slab is appropriate for the proposed facility or whether a pile-supported structural floor slab is required.

Answer 3.1

Movement associated with thaw settlement or frost action of the floor slab is not considered acceptable to the City. Proponents shall provide pricing for either a structurally supported floor slab, or a grade-supported floor slab incorporating thermosyphons in accordance with Answer 2.8 of Addendum 2.

Question 3.2

The topographical plan issued as part of the RFP references an "active pile" (See below). Could you please clarify what this specifically refers to? Additionally, please confirm whether the Owner will be responsible for relocating or removing any active piles, if required for construction activities.



Answer 3.2

The “active pile” identified on the topographical plan refers to a temporary aggregate/material stockpile that was used for a previous City project. The stockpile has since been removed from the site.

Question 3.3

The geotechnical provided through Addendum for the Iqaluit Municipal Fleet garage doesn’t provide geotechnical information for the entire lot. Test pits were located on the east portion of the site only. No geotechnical data is provided for the western section. The geotechnical report clearly indicate the proposed building as located on the east portion of the site. Are we required to follow this implementation and is it a requirement to have the building located on the east portion, close to Bonfire RD? If not, could you please provide a revised geotechnical report with data for the western portion of the site?

Answer 3.3

Proponents are to base their bids on the geotechnical report provided

Question 3.4

The minimum R-values listed are significantly lower than those required by the NBC and the Good Building Practice Guidelines.

- We understand the R-values required as per NBC 2020 to be as follows: Walls (R-34), Roof (R- 51) & Floors on grade (R-15);
- Good Building Practice Guidelines 2025 recommends minimum R-values as follows: Walls (R-32), Roof (R- 50) & Floors on grade (R-20).
- Terms of reference lists the minimum requirements as follows: Walls (R-25.2), Roof (R- 32.6).

Answer 3.4

Proponents are to base their bids on the geotechnical report provided

Question 3.5



The proposed building area and building height as defined in the Terms of Reference does not exceed the maximum area and height for a non-sprinklered building. Per the City's response to question no. 26 in Addendum No. 2 - Question: Is it the intent of the City to make an automatic fire suppression system a mandatory program requirement even if it is not required by code?

Answer 3.5

Proponents are to comply with the applicable requirements of the NBC and the Good Building Practice Guidelines. Where these requirements exceed the minimum R-values stated in the Terms of Reference, the more stringent requirements shall apply.