
Addendum Number	3
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RFP Description	Envelope and Foundation Wall Repair Design – Thistletown II
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This Addendum forms part of the above mentioned RFP document and is to be read, interpreted, and coordinated with all other parts. The following revisions supersede the information contained in the original RFP documents issued for the above-named project to the extent referenced and shall become part thereof.

The following information supplements and/or supersedes the RFP document issued on February 10, 2020

1. QUESTIONS

- Q1. If the electrical is found to be deficient and needing of repair/replacement, are we to include in our fees to implement the design and construction admin for his work, or just provide a condition assessment report? Can TCHC give us more infomraiton to help quantify this work?
- A1. Assess electrical only. Do not include for any electrical replacement or repair except for where new exterior light fixtures are installed and electrical requirements for new kitchen exhaust fans.**
- Q2. Assuming that there are four (4) projects, do we need to carry the number of listed design meetings for each of the four (4) projects?
- A2. There ar three (3) phases proposed, not four (4). The are to be designed together at once when the project begins.**
- Q3. Appendix B lists 78 site review/construction meetings. How many visits should be allocated to each discipline: Architectural, Mechanical, Electrical and Structural?
- A3. Each consultant is entitled to allocate the total number of field review to their entire team as they deem to be appropriate.**
- Q4. Since the project has been reduced in scale, 245 units down to 11 units, will the budget also be reduced?
- A4. The unit count is reduced to 109 not 11. The new budget will arise from what the final design will cost.**
- Q5. In regards to the phrase, “in-house” key personnel – Are we allowed to use a consultant for the Building Scientist role?
- A5. Yes.**

- Q6. We will want to do cut test in exterior walls, roofs, floors of bridges, interior finishes at exterior walls and interior finishes below roofs. Do we allow for the cost of the cutting only? Cutting and repair? Neither?
- A6. **All cutting patching and destructive testing to be extra to the proposed fee and not included in the consultants fee proposal.**
- Q7. Are the stairwell structures form the parking garage to be included in the recladding and reroofing?
- A7. **Yes.**
- Q8. Will there be vacant units for us to look at and do the interior cut tests?
- A8. **Yes.**
- Q9. Can we get an accurate list of units/blocks that have had exterior foundation waterproofing and/or reroofing done recently?
- A9. **Yes.**
- Q10. How are we to assess the weeping tile system? Is it safe to assume if there is to be excavation for waterproofing, new weeping tile would automatically be installed at that time?
- A10. **New weeping tile will only be installed where full foundation waterproofing and excavation is taking**

2. CLARIFICATIONS

a. SCOPE OF WORK

- i. This tender and the proposed design work consists of all townhouse units in Block T only. That is a total of 109 townhouse units in twelve (12) separate blocks in Block T. All townhouses contained within Block Q are no longer a part of this RFQ.
- ii. The work for Block T will consist of recladding and replacing all exterior doors and windows for all 109 units. Roof replacement will include new roofing for all 109 units and all twelve (12) blocks.
- iii. Some existing townhouse units have kitchen exhaust fans. All units have bathroom exhaust fans.
- iv. The successful proponent must enter each of the 109 units and document on their drawings whether a townhouse unit has an existing kitchen exhaust fan ducted to the exterior or if a new range hood, dust and bulkhead are required. The proponent shall include for the details showing the installation of a new fan in the townhouses where they currently do not exist in their tender documents.
- v. Whole scale kitchen millwork replacement is not part of the work except for verifying and showing the existing kitchen millwork and how the new range hood, ductwork and bulkhead are to be installed. Where existing kitchen millwork cannot accommodate a new range hood the duct and bulkhead will be installed without a range hood until a new kitchen is installed by others and not a part of the consultant's work.
- vi. The consultant is not expected to examine the condition of the existing exhaust fans except where the exhaust louver needs to be relocated or retained and indicated as to its location on the recladding drawings.

- vii. The consultant shall include for the complete foundation waterproofing of eight (8) of the existing twelve (12) townhouse blocks. TCHC will provide direction on which of the blocks will require full waterproofing. All blocks that require waterproofing shall be done so in their entirety. The consultant will not be indicating or detailing individual townhouse unit waterproofing as a part of this RFP.
- viii. The work will be tendered and implemented in three (3) separate phases. All relevant drawings will be packaged for three (3) separate phases sometime over the next eight (8) years.
- ix. The contract administration fee on the Submission Form C - Pricing form is for a single phase only. This contract administration fee will be replicated into a separate and new purchase order for each subsequent phase as that phase occurs. The design and contract documents phase for all 109 units and meetings to discuss and review the design and contract documents shall occur at the same time. At the end of the contract document phase the consultant will produce three (3) separate tender packages for all three (3) phases. TCHC will advise as to which phase shall be tendered first.

All other terms and conditions remain the same.

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[End of Addendum 3]