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<b>Addendum Number</b>	1
Addendum Date of Issue	April 18, 2019
RFP Number	19159
RFP Description	RFP for Developer Partner for Regent Park Revitalization Phases 4 & 5
Page(s):	4
Attachment(s):	2

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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 **April 09, 2019**.

### **1. SUBMISSION DEADLINE**

The Submission Deadline, as stated in the RFP Timetable, has been changed to Friday, June 28, 2019. The closing time remains the same at 12 PM Toronto time. For more detailed RFP Timetable please refer to the revised form attached as part of Addendum 1.

### **2. QUESTIONS AND ANSWERS**

**Q1:** The deadline of May 31, 2019 seems very tight. Will TCHC consider an extension?

**A1:** Please refer to Section 1 Submission Deadline above.

### **3. APPENDIX D – TECA & TECA**

Rates for the TESA capacity charge are annual charges to be billed monthly (see amended Appendix D attached). DELETE Appendix D – TECA & TECA in its entirety and REPLACE with the revised form attached as part of Addendum 1.

Please see the following example for the capacity charge under the TESA:

- Using a theoretical building of approximately 32 floors with 1st and 2nd floor retail/office plus approximately 455 residential units, the total residential and commercial capacity charge is estimated to be \$164,888.39 in 2017 (\$4.31 x 33,294 m2 residential + \$7.85 x 2,725 m2 commercial)

ADDENDUM 1

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- Over 25 years the building would pay approximately \$5.7M from 2021 to 2045 as a combined capacity charge based on an annual inflation rate of 2% per year
- As stated in Appendix D, the water charge component will be based on actual rates. For simplicity, the above example assumes that this component escalates at the rate of inflation.

**4. APPENDIX A – ASSUMPTIONS PHASES 4 & 5**

Under the Section, TCHC Grade-Related Social Housing, DELETE the sentence, “Table 4 provides a summary of these obligations”. There are no other changes to Appendix A.

**5. ATTACHMENT(S):**

- 1) APPENDIX D – TECA & TESA Rates (Addendum 1)
- 2) RFP TIMETABLE-Revised (Addendum 1)

All other terms and conditions remain the same.

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Sourcing Manager, Strategic Procurement  
Toronto Community Housing

## ADDENDUM 1

**APPENDIX D- TECA AND TESA RATES (Addendum 1)****THERMAL ENERGY CONNECTION AGREEMENT (TECA) (a)****Connection Charge**

The Customer will pay a one-time connection charge (\$ per m<sup>2</sup>) for the residential and commercial space to be utilized, based on the avoided capital that the building owner would otherwise spend on mechanical equipment. To be updated to reflect CPI as appropriate. The Supplier may, at its sole discretion, initiate a recalculation of the Connection Charge (each an “Elective Reset”), provided that the Supplier may not initiate an Elective Reset within two years of the previous Connection Charge Reset Date.

Residential	\$65.50 (per m <sup>2</sup> )	Based on business as usual cost (2017 market based analysis).
Commercial	\$123.45 (per m <sup>2</sup> )	Based on business as usual cost (2017 market based analysis).

**THERMAL ENERGY SERVICES AGREEMENT (TESA)**

The Customer will pay monthly Thermal Energy Charges. Thermal Energy Charges are the sum of Capacity Charges and Consumption Charges.

**(b) Capacity Charge**

The rates below are annual charges to be billed monthly.

Residential	\$4.31 (per m <sup>2</sup> ) Per annum	Based on business as usual operating and maintenance cost (2017 market based analysis) of independent heating/cooling and DHW system for an individual building. To be updated annually to reflect CPI, except for water charge component, which will be increased annually based on actual rate increase.
Commercial	\$7.85 (per m <sup>2</sup> ) Per annum	Based on business as usual operating and maintenance cost (2017 market based analysis) of independent heating/cooling and DHW system for an individual space. To be updated annually to reflect CPI, except for water charge component, which will be increased annually based on actual rate increase.

The Supplier may, at its sole discretion, periodically initiate a resetting of the Capacity Charge (each an “Elective Reset”), provided that the Supplier may not initiate an Elective Reset within five years of the TESA Supply Commencement Date or any previous Capacity Charge Reset Date.

**(c) Consumption Charge**

The Customer will pay based on consumption of Thermal Energy measured in kWh (as adjusted for boiler/chiller efficiency) and on the applicable Input Commodity Reference Costs (based on Toronto Hydro price for electricity and Enbridge price for gas for similar size building).

Example of Heating and Cooling Consumption Calculations:

<b><u>Heating Consumption Rate</u></b>			<b><u>Cooling Consumption Rate</u></b>	
Input Natural gas Price (\$/m <sup>3</sup> )		\$0.2436	Input Electricity Price (\$/kWh)	\$0.0907
Boiler System Efficiency	a	72.0%	Cooling System Efficiency (kW/Ton)	1.000
Natural gas: 1m <sup>3</sup> = 10.361kWh	b	10.361	COP (Coefficient of Performance)	3.517
Natural Gas Consumption (m <sup>3</sup> )	=1000/a/b	134.0	Electricity Consumption (kWh)	=1000/3.517 284
Thermal Heating Rate (\$/MWh)		\$32.66	Thermal Cooling Rate (\$/MWh)	\$25.78

## ADDENDUM 1

**RFP TIMETABLE – Revised (Addendum 1)**

RFP Number	19159
RFP Title	Development Partner For Regent Park – Phases 4 & 5 Revitalization

Proponents should submit their proposals according to the following timetable and instructions

Issue Date of RFP	Tuesday, April 09, 2019
Deadline for Questions	Friday, May 10, 2019 @ 12:00 PM
Deadline for Issuing Addenda	Friday, May 17, 2019 @ 12:00 PM
Submission Deadline	Friday, June 28, 2019 @ 12:00 PM
Rectification Period	Five (5) business days
Anticipated Date for Invitation to Community Presentation	Thursday, August 1, 2019
Developer submits Presentations	Thursday, August 22, 2019 @ 12:00 PM
Vetted Questions Sent to Proponents	Friday, August 23, 2019
Anticipated Date for Community Presentation	Saturday, September 14, 2019 (tentative to be confirmed)
Anticipated Date for Notice of Shortlisting and Commencement of Concurrent Negotiation Period	Friday, September 20, 2019
Anticipated Period for Information Exchange	September 20 to November 1, 2019
Anticipated Date of Commercially Confidential Meeting	Week of November 11, 2019
Anticipated Deadline for Submission of Best and Final Offers (“BAFO”)	Monday, January 13, 2020
Anticipated notification to top-ranked proponent	Week of January 27, 2020
Anticipated Execution of Memorandum of Understanding	Week of February 24, 2020

[End of Addendum #1]