
Addendum Number	3
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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. QUESTIONS & ANSWERS

Q1) Considering that assumptions for certain site conditions/attributes (e.g. demolition, roads and servicing) have been provided, can TCHC further provide similar assumptions (in dollar value) for parkland contribution and Section 37 so as to minimize the potential variability across the bids?

A1) For purposes of developing the business concept and related financials, proponents should assume that parkland contributions have been met and Section 37 Agreement contributions will not be required.

Q2) Considering the size of the physical parkland contributed in the earlier phases of the master plan development, are there any credits that should be taken into consideration for Phases 4 and 5?

A2) For purposes of developing the business concept and related financials, proponents should assume that parkland credits will not be given.

Q3) Given the potential changes to the Toronto parkland by-law, can TCHC provide a standard per-unit assumption for parkland cash-in-lieu to inform our business case development?

A3) For purposes of developing the business concept and related financials, proponents should assume that parkland contributions have been met.

Q4) Should we assume that the demolition cost of \$1,000/ m2 noted in RFP include related elements such as consulting fees, utility disconnects and reconnects, temporary services and tree removal? (RFP - Appendix A, Page 44)

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A4) The demolition cost of \$100/ m2 noted in RFP includes related elements such as consulting fees, utility disconnects and reconnects, temporary services and tree removal. The cost excludes asbestos abatement.

Q5) Please let us know if Phase 4 and 5 can be developed concurrently and whether there are any requirements for Phase 4 that must be completed before Phase 5 can commence.

A5) There are no planning approvals requirements that would preclude the concurrent development of Phases 4 and 5.

Proponents should consider that there is a steam plant located on Block 6 that provides services to Phases 4 and 5. Tenants currently residing in Phases 4 and 5 must be relocated prior to decommissioning of the steam plant.

Q6) In Appendix B – Site Plan, the new street east of Dreamer’s Way and south of Block 2 has the same colour shading (grey) as the public streets (as opposed to white for private streets). If this street is public, does Phase 4 and 5 require seven (7) public streets instead of six (6)? (RFP, pg. 5, Part 2, Section 2.2 and RFP - Appendix B)

A6) As per Amendment No. 236 of the Official Plan (By-Law No. 274-2014), the new street east of Dreamers Way and south of Block 2 is a public street. Phase 4 and 5 requires seven (7) public streets.

Q7) The Regent Park Secondary Plan stated that 3-bedroom (or larger) units will be required to make up 10% of the market condominium buildings in the remaining phases (3, 4, and 5). If there is an underachievement of this requirement in Phase 3, are more 3-bedroom (or larger) units required in the market condos of Phases 4 and 5? (Regent Park Secondary Plan, Amendment No. 236, Provision G)

A7) At this time, we do not anticipate that there will be an underachievement of this requirement. Should there be an underachievement of this requirement at the end of Phase 3, the difference will need to be made up in Phases 4 and 5.

Q8) If both space heating and cooling are connected, will there be a year-round supply of both hot and cold water?

A8) Year-round supply of hot and cold water are available from the district energy system. Proper design and installation are required at the building side.

Rates for winter cooling to the building will be reviewed based on building side design and total building specific demand profile.

Q9) What are the supply and return temperatures of each of the systems being provided? Also, what are their corresponding pressures?

A9) In general, buildings shall be designed to take supply water temperature at 120-140F for heating, 140F for domestic hot water, 45F for cooling, and expected to return water temperature at 95F for heating, 70F for DHW, 60F for cooling. Supply water temperature can be adjusted if expected return water temperature can be maintained.

Hot and chilled water service from the district energy system are isolated from the building system through the heat exchanger. Therefore the district energy system pressure is separated from the building system.

Q10) What are the capacities of each of the system connections (BTU)? Can flow rates be provided?

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A10) *The standard service agreement includes reasonable heating and cooling load (typically 55w/m2 for heating and 40w/m2 for cooling residential). Additional building loads will be reviewed by the service provider.*

Q11) Are the previous mechanical drawings of the adjacent buildings available for review?

A11) *Please check the typical design from the City of Toronto (https://www.toronto.ca/wp-content/uploads/2018/01/96ab-District-Energy-Ready-Guideline_October-2016.pdf). Site specific design will be available to the successful proponent.*

Q12) Can a tour of the district energy facilities be provided?

A12) *Yes, a tour of the district energy facilities has been scheduled for Friday, May 31st. Proponents are to meet at 12:30pm sharp outside the front entrance of 252 Sackville Street. Proponents may bring a maximum of 4 individuals each. As the plant is under construction, PPE is required.*

Q13) If the District Energy System were to fail how long would it take to have a fully operational system able to provide heating or cooling to commercial and residential customers? a. If the failure were to occur at Occupancy of a market condominium building would TCHC provide compensation to the Developer equal to the costs incurred via Tarion penalties and charges due to the failure of the district energy system?

A13) *District Energy system heating and cooling service uptime is higher than typical building standalone services due to its plant, piping and equipment redundancy. Chances of planned and unplanned shutdown are similar to other utility services. For buildings with strict heating / cooling requirement or with critical facilities that require uninterrupted heating and cooling service, a customized Service Level Agreement shall be developed and proper design and equipment. RPEI is open to negotiating different options during the design phase.*

TCHC would not compensate the developer for Tarion penalties and charges due to the failure of the district energy system much like we would not do the same if there was a failure of Toronto Hydro.

Q14) Would TCHC provide compensation to the residential and commercial customers for an extended outage of either the heating or cooling system?

A14) *TCHC would not provide compensation for extended outages. The district energy system at Regent Park has been operating reliably over the last 10 years. Failure can occur in any system, including standalone heating and cooling systems. For any unforeseen failure, RPEI will make commercial reasonable efforts to restore the district energy system in a timely manner. Additional building specific requirement can be discussed in the Service Level Agreement.*

Q15) With regards to community engagement, our approach prioritizes consultation to obtain input from the local community. This input shapes what we do, allowing us to reflect community concerns, priorities, interests and hopes in what we do. The result is positive for all. Please let us know if we are permitted to seek such input directly from the community in preparing our proposal. In particular, we would seek input through a range of consultation approaches that could include, for example, a website, pop-up shop, and consultation sessions in Regent Park.

A15) *Proponents are not permitted to seek input directly from the community. TCHC will conduct broad based community engagement based on questions provided by the shortlisted proponents and the community responses will be provided to all developers in the form of an Addendum. The approach TCHC is recommending is as follows:*

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• **Proponents are to submit 5-10 open-ended questions to TCHC regarding the input they seek from the community around community vision, community engagement, community economic development, the social development plan or other community concerns, priorities, or interests. The deadline for submitting questions is Wednesday, May 29th by 12:00PM to Ramie at Ramie.Younan@torontohousing.ca.**

• **TCH will vet questions for duplication, clarity, and brevity and issue a Google survey of the questions by 12:00PM noon on Thursday, May 30th.**

• **Shortlisted proponents are asked to vote for their Top 5 choices in the Google survey by Friday May 31st at noon. Any votes not received by the deadline will not be counted.**

• **TCHC will issue an addendum to proponents with the Top 5 questions on Friday, May 31st.**

TCHC will make best efforts to engage with a broad range of community members on the top 5 questions between June 3rd-11th. The shortlisted proponents will not be present for any such discussions. During consultations with the community, TCHC will also ask community members a sixth question: "What community priorities would you share with the developer proponents for the revitalization of Regent Park?" TCHC will consolidate the feedback from all six questions into an addendum that will be issued on Friday, June 14th.

Q16) Which scenario will TCHC use for the scoring of Section B? The pure land sale value of the TCHC block plan only? How will TCHC weight the different business options presented?

A16) TCHC will score each business concept scenario separately for Section B, using the evaluation method specified in Section B for the concept scenario type. A separate total for each concept scenario will be generated by adding its Section B score to the scores for the other rated criteria and the community presentation. Each concept will therefore be evaluated as a separate proposal.

In reference to Section 4.3.2, proponents will be ranked based on their highest scoring proposal resulting from the scoring from Stage II.

TCHC intends to invite the top two (2) ranked proponents from Stage II to enter into concurrent negotiations. If the highest scoring proposal of the third ranked proponent is within ten percent of the highest scoring proposal of the second highest scoring proponent, the third ranked proponent will also be invited to participate in concurrent negotiations.

At a minimum, TCHC will be evaluating the highest scoring proposal of each proponent for the proponents who are invited to concurrent negotiations.

Should the third ranked proponent be invited to concurrent negotiations, then any other proposal from the second ranked proponent that is scored higher than the highest scoring proposal from the third ranked developer will also be considered for concurrent negotiations.

Should only two proponents be invited to concurrent negotiations, then any other proposals from the first ranked proponent that is scored higher than the highest scoring proposal from the second ranked proponent will be considered.

Q17) Given that multiple business concepts must be presented, and that each business concept may have a different risk profile, will each business concept be scored separately for Section B or C or any other sections?

A17) Section B will be scored separately for each concept submitted. Please see the answer to Q. 16. If a proponent determines that a separate response to a rated criteria for each concept is

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necessary, they may submit separate responses to that criteria. Any separate responses to criteria must clearly identify the relevant business concept it applies to.

2. NOTIFICATION:

a. As noted for Question #12: A tour of the district energy facilities has been scheduled for Friday, May 31st. Proponents are to meet at 12:30pm sharp outside the front entrance of 252 Sackville Street. Proponents may bring a maximum of 4 individuals each. As the plant is under construction, PPE is required.

b. As noted for Question #15: Proponents are to submit 5-10 open-ended questions to TCHC regarding the input they seek from the community around community vision, community engagement, community economic development, the social development plan or other community concerns, priorities, or interests. The deadline for submitting questions is Wednesday, May 29th by 12:00PM to Ramie at Ramie.Younan@torontohousing.ca.

c. Remaining questions will be answered in Addendum No. 4 by Wednesday, May 29th.

All other terms and conditions remain the same.

Shams Umarov
Sourcing Manager, Strategic Procurement
Toronto Community Housing

[End of Addendum #3]