

Toronto Community Housing
Strategic Procurement
35 Carl Hall Rd. Unit 1
Toronto, Ontario M3K 2E2



Addendum Number	1
Addendum Date of Issue	December 23, 2022
RFP Number	22330
RFP Description	Design-Accessibility Upgrades 275, 285, and 295 Shuter St (Moss Park)
Page(s):	4
Attachment(s):	N/A

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 supplements and/or supersedes the information contained in the original RFP documents issued on November 30, 2022 for the above-named project to the extent referenced and shall become part thereof.

QUESTIONS AND ANSWERS (answers in bold)

1. Please confirm that each building will be awarded separately. If the buildings will be awarded separately, how does TCHC propose to approach the C of A as it appears 275, 285 and 295 Shuter are all on the same property line and existing site statistics (parking and landscaping) appear to be combined for all three buildings? **The buildings will be awarded together in one design project but the construction will occur in separate phases. It is expected the COFA "Committee of Adjustment" will happen at once.**
2. Please confirm that the 3.5 million estimated construction cost is for all three buildings, not each? **\$3.5 million is the expected total for all projects.**
3. The scope of work for each building includes the relocation of the site superintendent's office. Does this apply to 275 Shuter considering that the building has a different layout at the ground floor level? **The Site Superintendent's office will not in the scope for 275 Shuter.**
4. What type of dryers are present at each site for the existing laundry rooms? Electric or Natural Gas? **Electric.**
5. Will the new laundry rooms have natural gas or electric dryers? **There will be electric dryers.**
6. Please confirm that we are not renovating the 275 Shuter Site Office? **Please see the answer to question 3.**
7. How many washers and dryers are required for the basement laundries? **We will attempt to maximize the number in each accessible laundry rooms. The goal is to have two pairs in each accessible laundry room.**

8. What's the maker & model & installation year of the existing fire alarm panel (system) in Building 275, 285 & 295 respectively? **This information will be provided to the successful Proponent.**
9. Can TCHC please release a list of firms who attended the mandatory site visit? **No.**
10. Can TCHC please clarify with the cash allowance for Design would include? **This allowance is as directed by the design program manager.**
11. Can TCHC please indicate if any specific accessibility guidelines will be adhered to? **The TCHC accessible build standards.**
12. Is there a recent topographical survey of the site? And, if so can TCHC please make it available to the bidders? **The successful Proponent will have access to the recent survey. This survey was completed in the past five years. If there is more information required, TCHC will contact the surveyor to update the information upon request.**
13. Can TCHC please clarify the scope involving "representative units"? **This refers to typical units that represent a certain type in the building. There will be a REVIT model provided to the successful Proponent.**
14. Will TCHC provide a complete set of drawings (including engineering drawings) of the existing buildings to the bidders? This will help create an accurate bid for plumbing and ventilation. Specifically there is no plan for 295 Shuter currently available? **TCHC will retain a drafting company to document the existing conditions of the areas in the scope. This documentation will be provided to the successful Proponent in REVIT format.**
15. Does TCHC expect the Proponent to carry a cash allowance for documenting the existing building conditions and creating drawings of the existing buildings? **Please refer to the answer for question 14.**
16. Can TCHC share their CAD standards with the bidders? **TCHC currently uses the AIA standards for AUTOCAD drawings.**
17. Will TCHC share a copy of their current accessibility design guidelines that are expected to be implemented in the areas mentioned in the RFP? **Link to the accessibility build standards is as below:**
https://www.torontohousing.ca/accessibility/Documents/TCHC_Accessibility%20Build%20Standards%20-%20Nov%202019.pdf
18. When will TCHC notify the successful bidder? **After the Proposal Deadline and evaluation approvals are required. Please refer to the Main Document section 2.4 Evaluation and Selection Time Range for further details.**
19. Will TCHC share which areas require asbestos abatement and existing DSS reports? And is the abatement to be part of this project? Can TCHC please provide the signage and the inventory log for each building to the bidders? **These reports will be provided to the successful Proponent.**
20. Can TCHC please confirm if for this limited scope of work five meetings are necessary per building? Are client, stakeholder and tenant meetings intended to be held in person or virtually? **Five engagement meeting are allotted per each building. These will be in person meetings.**
21. How many laundry units are required for the laundry room? How many are to be accessible? **Please see the answers to previous questions.**

22. Per the RFP, the Proponent will be required to upgrade HVAC throughout the aforementioned spaces in each building to add cooling and better ventilation; however, no information is provided regarding existing ventilation, cooling and systems. Can TCHC please provide this information to the bidders? **Please see the link below:**
<http://tchcupload.torontohousing.ca/www/?a=d&i=Ai256NcsOt>.
23. Is the addition of cooling limited to the 3 entrance foyers and 2 Lounges? Is the addition of cooling required on the penthouse levels? Is so, where – recreation and laundry? **Cooling will be provided to the ground level floor spaces. The amenity and laundry spaces on the penthouse level and in the new accessible laundry rooms in the basements.**
24. Will all new and existing laundry spaces require dehumidification? **Yes, please also see the answer to question 23.**
25. Per the RFP, “3.13 Full signage and way-finding package throughout each building and the exterior of the building.” Is the full signage and way-finding package for the interior limited to the areas affected by the Scope of Work? What is meant by “throughout each building”? **The full signage and way-finding package for the interior is limited to the areas affected by the scope of work- Ground floor, Penthouse, basement tenant spaces. The exterior will also require exterior signage.**
26. Is the upgrade to finishes on the penthouse levels in the existing amenity room limited to the kitchen area or does it apply to the total adjacent area indicated as “Recreation Room”? **The finishes to be upgraded are the laundry room, amenity room, and hallways to the elevator. Staff spaces will not be part of scope for finish upgrade.**
27. Are the existing “Kitchen” base cabinets and upper cabinets on the Penthouse levels to be fully demolished and replaced with a compliant kitchen? **Yes.**
28. How will the total estimate of Construction be evaluated? Estimates must be prepared for each building and site works tender. TCHC has expressed that the budget for this project is \$3.5 M; at what date was this estimate done and does it reflect Covid / Post-Covid current market costs? As the works will be executed over several years, will the costs estimates be subject to time value / inflation indexing? What escalation factor has been allowed for in TCHC’s budget? **The \$3.5 million is a budget number that was calculated based on the scope of previous projects. TCHC will work with the successful Proponent to define how this is allocated.**
29. Per the RFP, “3.11 Upgrade to the exterior circulation spaces in along the drop-off areas of each building, and the north entrance at Shuter Street.” Can TCHC please clarify the scope of work regarding exterior circulation spaces? **Please refer to the “Moss Park – Site Plan.pdf” to show the extent of exterior upgrade.**
30. Can TCHC please clarify if the basement slab is a slab on grade or suspended slab? **In fact, it is both depending upon the location. The original slab is indeed suspended as there is a sub-basement in the original building. The extension that was built in the 1990 is slab on grade.**
31. If TCHC wants the project delivered in Revit, we would recommend 3D scanning of the existing spaces. Is TCHC willing to carry this as a cash allowance? **Please refer to the answer to question 14.**
32. The number of site visits expressed in the RFP seems high for the scope of work and will represent a substantial percentage of the budget. Can TCHC please confirm the scope of work in this area is correct? **The number of site visits stated will not be altered.**
33. Per the RFP, “3.12 Add accessible parking spaces near the entrance to each building.” Will this include expanding the parking lot or is the intent to convert existing spaces to accessible spaces? Making site changes may trigger site plan approval; has this been considered in

- TCHC's proposed schedule? **This is expected to require a committee of adjustment application.**
34. We request that TCH consider modifying the relevant project experience from 7 years to 10 years, to take into consideration the challenges in getting work built over the past 2 1/2 years. **This will remain the same as outlined in the original rated criteria submission Form F.**
 35. Does the proposed TCHC design schedule include TCHC review periods? **Yes.**
 36. What is the fee compensation mechanism if there is a schedule over-run during the design phases or is this covered in the table under SC 4 of the agreement? **There will not be fee adjustments for schedule alterations. Fee will be adjusted based on agreed upon cost estimate of construction.**
 37. During Schematic Design, if the scope of work differs from the identified scope in the RFP will Additional Service Requests be considered? **If the work is sufficiently different from the scope of work. Yes, please review the full terms of the services and deliverable document.**
 38. Will Additional Service Requests be considered during Design Development if there is a scope increase from Schematic Design? **The design Fee is a percentage of the cost estimate of construction. If the scope is increased, it will be accounted for within the cost estimate.**
 39. Is it understood that when reconciling fees using the table under SC 4 of the agreement, that the next phase of design cannot commence until a purchase order for the reconciled fees has been received to invoice accordingly? Has this been noted in the TCHC proposed design schedule? **Yes**

All other terms and conditions remain the same.

DocuSigned by:

Joanne Bourne-James

CD1CEBFB415D477...

Joanne Bourne-James

Sourcing Manager, Strategic Procurement

[End of Addendum #1]