



THE MUNICIPALITY OF OLIVER PAIPOONGE

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ADDENDUM #2

RFP 04-2020

Building assessments for various locations

For The Corporation of the Municipality of Oliver Paipoonge

Clarification/Answers to Questions

Q. On the price proposal form, the work is broken down by building, but there is no line item for travel disbursements. How should we include travel disbursements in our price? Would you like it pro-rated into the fee for each building, or can we amend the price proposal form to include a line item for disbursements and expenses?

A. You may amend the price proposal form

Q. Are you able to provide any additional background information on the buildings? Size? Type of mechanical system? Etc.

A. No

Q. Do you want civil engineering (site and site services, such as underground infrastructure, catch basins, parking lots, etc.) included in the assessment?

A. No

Q. Do you want a structural engineer to assess the building structure?

A. No

Q. Based on the RFP, it appears as if only the following specialists are requested: Architect/envelope specialist, mechanical engineer, electrical engineer. Is this correct?

A. Yes

Q. Do you have a format or template for the deliverables, or should we anticipate to use our own typical format for condition assessments?

A. You may use your own format

Q. *Disciplines and Consultant Teams point D. states 'Equipment includes, but not limited to appliances'. Can you please elaborate on the types of appliances being referred to?*

A. Appliances will include Dishwasher, Stoves, Grills, Fridges, Washer and Dryer

Q. Please confirm that the assessments are based on a visual and non-destructive review of the various components. Buried items or items within a wall are not to be assessed.

A. Yes, assessments are based on a visual non-destructive review

Q. Are there currently any known, historic problems at any of the existing buildings?

A. The Kakabeka Falls and Rosslyn Stations have small leaks in the roof structure.

Q. There is a strong possibility the exterior finished grades (asphalt, concrete, grass, etc.) and stormwater drainage systems (ie: catch basins, curbs/gutters, etc.) may still have snow cover when we conduct the assessments. Is the surrounding site to be assessed as part of this exercise? It may be a 'limited' assessment with snow cover.

A. We anticipate the exercise starting After April 15th and includes the exterior of the building but not the site.

Q. Will the Owner provide us with a step ladder and/or an assistant for accessing areas inside the buildings?

A. Yes

Q. Will the Owner provide us with an extension ladder and/or an assistant to access the edge of the roofs at each building?

A. Yes

Q. Are the roofs at any building readily accessible without the use of an extension ladder?

A. No

Q. Do you have original construction drawings at the eight buildings?

A. No

Q. Are there any previous building assessment reports for these buildings?

A. No

Q. Do any of the buildings have an attic space? If so, are they readily accessible? Are the attic spaces illuminated?

A. Yes, the Public Garages have attic space that are accessible but are not illuminated

Q. Has there been any evidence of asbestos in any of the buildings in the past?

A. No

Q. Are there any unique intangibles for this project that the Owner is aware of which they would like for the Consultant to be aware of or focus on for this exercise?

A. No intangibles, these should be qualitative reviews and ratings of overall building conditions.

Q. We intend to carry an architect and structural/mechanical/electrical engineers to complete this assessment. The architect's role in the assessment is twofold. Firstly, they will assess the physical/functional condition of the building envelope and interior furnishings. Secondly, they will assess all matters related to building and occupant fire safety, which includes elements such as building code review, health and fire safety, barrier free access, building and occupant fire and life safety, emergency planning, fire department access, means of egress, fire separations, and fire protection equipment - life safety systems. We are asking for confirmation that the building and occupant fire safety assessment is also required for this exercise, as we typically include this with building assessment projects?

A. No Fire Safety Assessments

Q. how many copies of the proposal we should submit, and whether the proposals should be bounded?

A. One unbound printed copy

Q. Are we allowed to send the proposal via courier?

A. Sending proposal by courier is acceptable as long as it is received by the closing date and time.

This addendum forms and becomes part of RFP 04-2020 and shall be acknowledged on the Form of Proposal RFP NO: 04-2020 Building Assessments In Various Locations on Number of addenda received line.

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