

**RFP ADDENDUM #3**  
 Date of Addendum: February 12, 2025

**NOTICE TO ALL POTENTIAL RESPONDENTS**

The Request for Proposals (RFP) is modified as set forth in this Addendum. The original RFP Document remains in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP. Proponents shall take this Addendum into consideration when preparing and submitting their Proposals.

**PROPOSAL SUBMITTAL DEADLINE**

The Proposal submittal deadline is not changed by this addendum.

**1.0 – RFP**

Item	Section	Description of Change

**2.0 – QUESTIONS AND ANSWERS**

The following questions and answers are provided as a matter of information to clarify issues raised about the RFP. To the extent that changes to the RFP are required based on the questions received, the RFP has been modified as noted above in the RFP section of this Addendum.

Item	Questions and Answers
2.1	<p><u>Question:</u> Section B.3.3. Contractor’s Qualification Statement, states that the University College will require a completed CCDC-11 2019 as part of the proposal submission, however, it is not listed under SECTION C – SUBMISSION REQUIREMENTS, nor is it included in the evaluation criteria table.</p> <p><u>Answer:</u> The completed CCDC-11 form is required. The evaluation criteria table is unchanged, as it evaluates information shared in the CCDC-11. If the information requested in submission requirements is already listed in the CCDC-11, there is no need to submit it again separately.</p>
2.2	<p><u>Question:</u> Section C.4 Reference Projects asks for 3 reference projects. Is this referring to the CCDC-11 and the 3 projects will be taken from Appendix B (Comparable projects completed)?</p> <p><u>Answer:</u> See answer above, if you have already submitted three comparable projects as part of the CCDC-11 form, there is no need to submit them again separately.</p>
2.3	<p><u>Question:</u> If the CCDC-11 requires its own Sub-Heading under Section C, please advise where you would like it inserted, and the max points allotted.</p> <p><u>Answer:</u> See answer above, the evaluation criteria remains the same. You may include the CCDC-11 as an appendix and refer to it in the submission requirements if the requested information is already present in the CCDC-11.</p>

2.4	<p><u>Question:</u> The budget for this project is \$4,250,000. Please clarify how much of this budget is assumed to be allocated for Phase 1 and Phase 2. This will impact the percentage fee provided for Construction Management Services.</p> <p><u>Answer:</u> Class D estimates for each package are included in the Retrofit Study (posted with the RFP). Phase 1 includes washrooms (\$785,000), domestic hot water electrification (\$101,000), and sanitary plumbing refurbishment (\$64,000) for a total estimate of \$950,000 for Phase 1. Phase 2 includes the heating and cooling upgrade with an estimate of \$3.26 million.</p>
2.5	<p><u>Question:</u> How many dorm rooms will be occupied during the shut down periods in the wing where phase 1 washroom renovations and phase 2 HVAC upgrades are to be conducted. Logistics scheduling.</p> <p><u>Answer:</u> During the construction windows for both phase 1 and 2, we expect approximately 26 residence rooms, and 1 campus host apartment (3427) to be occupied. For the Phase 1 construction window (April 28 – June 20, 2025) these rooms will be in the “short ends” of the third and fourth floor (rooms 3431-3443 and 4430-4435A). For Phase 2 (May – June 2026) we are open to discussion with the construction manager about the location of the occupied rooms.</p>
2.6	<p><u>Question:</u> Are we able to tie into the kitchen hot water system and place a temperature mixing valve to utilize that system while conducting new electrified hot water system and piping.</p> <p><u>Answer:</u> Yes, we are anticipating using the existing kitchen hot water system (the new AO Smith tanks) to serve the entire residence, and expect to add anywhere from 1-3 heat pump hot water heaters ahead of the existing kitchen hot water system as a sort of first stage water heating. This means that the tie-in to the existing gas-fired tanks would not need to be temporary, but in fact can be the permanent arrangement.</p>
2.7	<p><u>Question:</u> Will the mechanical consultants be doing a further review and investigation on the current heating loop to see if the residences can be separated away from the other common areas that are to remain in use for winter heating.</p> <p><u>Answer:</u> Yes, we will be reviewing any/all mechanical drawings that are available first, and if needed will work on site to do some investigation on existing routing. We do not yet know how much information we will be able to come up with on this front, depending on the accessibility of the piping. Also, if the Owner decides to keep the existing rads as the preferred backup for the new VRF system, then this issue becomes moot.</p>
2.8	<p><u>Question:</u> Will the current electrical distribution allow for the installation of the new electrified hot water heat pumps to operate without installing the new</p>

	<p>electrical upgrade until a later date or phase 2 when the HVAC system is to be installed.</p> <p><u>Answer:</u> It depends on the electrical requirements of the new heat pump hot water tank but it is assumed that yes the current system can handle the new hot water tank electrical load.</p>
2.9	<p><u>Question:</u> Can work be conducted in areas other than dorm room wing outside the set out schedule of April 30 to June 20. Example: electrical upgrade inside or outside, common areas, mechanical room.</p> <p><u>Answer:</u> We are open to discussion about this possibility. The main consideration will be how the work impacts building activities.</p>
2.10	<p><u>Question:</u> Will the consultants be considering the raising of outdoor HVAC equipment and creating safe walkways on the roof to the equipment for maintenance and winter conditions. This may be a TSSA and Health &amp; Safety issue if left out.</p> <p><u>Answer:</u> Every effort will be made to ensure that HVAC equipment is installed in a way that allows for convenient access (i.e. “industry best practices”), but in any event, we will need to follow at minimum the relevant codes, standards, and manufacturer installation instructions.</p>
2.11	<p><u>Question:</u> Will an internal building area and part of the parking lot be provided for our staff and contractors to stage and conduct their work.</p> <p><u>Answer:</u> As discussed during the site visit, the “long ends” of the third and fourth floors will be vacant during the construction window, so residence rooms and possibly one of the lounges may be available for site office and/or staging. We would not be providing tables/ desks/ furniture in these spaces. These areas must be cleaned and returned to regular use by the end of the construction window. A portion of the parking lot can be dedicated to contractor use. Parking Passes will be made for construction folk who are here on a more permanent basis. The construction manager would be handing these out to subtrades.</p>
2.12	<p><u>Question:</u> Are there any concerns with any demolition retrofitting with any environmental issues such as asbestos removal.</p> <p><u>Answer:</u> Our 2024 asbestos audit notes friable ACM on mechanical insulations including parged pipe fittings on elbows/tees/hangers located on pipe systems throughout the 1963 structure, specifically noted in the 3<sup>rd</sup> floor long end corridor (3840). The full report is available upon request.</p>
2.13	<p><u>Question:</u> Where can garbage bins be placed for the demolition staging and clean up during construction phasing and will there be roller bin access to the outside area to the bins for dumping.</p>

	<p><u>Answer:</u> Garbage bins can be placed outside, either in parking areas or on grass. We will work with you to find locations that are acceptable to both parties. Roller bin access is possible but not ideal on the third floor and likely not possible on the 4<sup>th</sup> floor as there are no on-grade entrances and the only elevator is a passenger elevator.</p>
2.14	<p><u>Question:</u> Will there be any allowances allowed for alternate equipment to ensure availability and schedule concerns.  <u>Answer:</u> We expect the construction manager to advise on availability of specified equipment.</p>
2.15	<p><u>Question:</u> Is the Intent of this RFP to hire Consultants? or is it for Construction Manager?  <u>Answer:</u> See Addendum 1, 2.2. The intent is to hire a construction manager. Any references to “consultant” should be interpreted as the construction management team.</p>
2.16	<p><u>Question:</u> Is CM to carry cost of all the consultants(Arch, MEP , structural)?  <u>Answer:</u> No, the architect and engineers for this project have already been hired. Refer to the last paragraph of the RFP, section A.3 for more information.</p>

**3.0 – INFORMATION**

The following item(s) are provided as a matter of information only to all respondents and do not modify or become part of the Contract Documents.

Item	Description

**END OF ADDENDUM**