

May 5, 2026**Addendum No. 05****File Reference Number: RFP 2026 022****Title: Building Condition Assessment****RE: Clarifications/Questions**

CLARIFICATIONS / QUESTIONS:

Item 1: Would ONTC advise if it will be awarding to one or multiple firms? And, will proponents who submitted proposals only for the Base Scope of work, and not the additional pricing and/or optional service, be considered?

Answer: ONTC advises that the RFP is structured to result in the award of the base scope to one successful proponent in accordance with the evaluation and award methodology set out in the RFP.

Optional services identified in the RFP do not form part of the base award decision and may be considered by ONTC only after award of the base scope, at ONTC's sole discretion, in accordance with the RFP and applicable procurement requirements.

Item 2: In the event the proponent does not have enough relevant projects that have been completed in the past 5 years, can they include projects that are currently ongoing projects or projects from the past 10 years?

Answer: ONTC confirms that the RFP requirement with respect to project profile experience has now been amended. Proponents shall provide a minimum of three (3) relevant projects completed within the past ten (10) years.

Projects completed outside this ten (10) year timeframe or projects that are currently ongoing will not be considered for the purpose of meeting this requirement.

Item 3: Would ONTC advise if it will be providing an engineering survey? Alternatively, are there record drawings that we can base our evaluation on during design?

Answer: ONTC advises that drawings and existing information relating to the buildings are available in the SharePoint Directory and will be made available to the successful proponent during the project.

Item 4: Would ONTC advise if there are any buildings with special entry requirements such as asbestos, hazardous materials, confined space, or working at heights?

Answer: Yes, ONTC advises that there are buildings with special entry requirements. ONTC will provide entry protocols and equipment such as confined space and working at heights areas.

The successful proponent will be required to provide and use their own proper PPE, as required.

Item 5: Would ONTC advise if it requires room labels on floor plans? If so, will ONTC be providing a naming convention?

Answer: Yes, ONTC advises that it will require room numbers and labels on floor plans. ONTC will provide the naming conventions for the spaces with the successful contractor.

Item 6: Would ONTC confirm the level of code compliance required for this mandate? Pages 47-48 of the main RFP document lists applicable codes, standards regulations and guidelines. Would it be acceptable for generalist assessors to complete a high-level code compliance review in the general course of conducting the facility condition assessment?

Answer: ONTC advises proponents to refer to Item 29 in Addendum No.04.

Item 7: Would ONTC please provide site addresses so that access/travel requirements for these remote areas can be confirmed?

Answer: ONTC advises that addresses for all buildings are available in the SharePoint Directory in the *Building List for Proponents* spreadsheet.

All sites are accessible via road, except for Moosonee, which is only accessible via train. The consultant will be responsible for arranging their travel to Moosonee. ONTC will then provide a vehicle in Moosonee for site visits.

Item 8: Would ONTC please provide construction years for the buildings so that an estimate of the level of effort required for the heritage scope of work can be provided?

Answer: ONTC advises that information relating to the buildings (e.g. construction year, address, location, type of building) is available within the SharePoint Directory in the *Building List for Proponents* spreadsheet and the BCA reports.

Item 9: Would ONTC please provide area (SF) for the North Bay Motor Coach Shelter, the Englehart Sand Dome Building and the Cochrane Stores Cold Storage Building.

Answer: ONTC advises the following:

- The approximate square footage of the Cochrane Stores Cold Storage Building is 2,400.
- The approximate square footage for North Bay Motor Coach Shelter is 9,230.
- The approximate square footage the Englehart Sand Dome is 2,400.

This information has been updated in Appendix D and Building List for Proponents document found within the SharePoint Directory.

Item 10: Would ONTC please confirm the level of Uniformat II Building Classification System should be used for the component list.

Answer: ONTC advises proponents to refer to Item 5 in Addendum No. 03.

Item 11: Typically, when preparing a capital plan there is a threshold amount under which costs are considered to be operational expenses and not included, unless they are health and safety related. Would ONTC please confirm if the following threshold amounts would be acceptable:

- a. <1,000 SF – \$1,000
- b. 1,000 – 10,000 SF – \$5,000
- c. >10,000 SF - \$10,000

Answer: ONTC advises that the assessment report should include all elements regardless of the costs. ONTC uses data to create both operating and capital plans. Including all data will allow ONTC to capture the accurate condition of the building.

Item 12: The cost to implement the optional tagging procedures will be dependent on the size and number of tags to be used. Would ONTC please provide a basis for consultants to base pricing on.

Answer: ONTC advises that proponents shall assume the number of tags required by building based on square footage, following the table below for pricing:

Facility Size (sq ft)	Total Tags (Range)
0 - 250	2 - 3
251 – 1,000	10 – 15
1,001 – 5,000	20 – 100
5,001 – 15,000	125 – 300
15,001 – 40,000	350 – 700
40,001 – 75,000	1,400 – 3,000

ONTC advises to please refer to Appendix D - Schedule of Prices - Optional Services Pricing - Commercial Structure.

Item 13: Will ONTC provide the licenses and access to the Hexagon EAM software platform?

Answer: Yes, ONTC will provide access to the Hexagon EAM software platform to the successful proponent.

Item 14: Would ONTC advise if it would be acceptable for the proponent to only tag equipment accessible by a standard A-frame ladder or reply on access equipment provided on site?

Answer: ONTC advises that the proponent will be required to tag all equipment as directed by ONTC. For any areas or components where access requires the use of a man lift, ONTC will provide the required equipment. When such equipment is needed, the proponent must coordinate its use with the designated ONTC representative. A minimum of two (2) weeks' notice is required for coordination.

Certification and proper training are required to use the man lift.

Item 15: Would ONTC please provide the roof type for each site so that we can determine which roofs are suitable for thermal scans and the level of effort required. For roofing types, we will need to know which are sloped, flat conventional and flat inverted as not all roof types are suitable for thermal scanning.

Answer: ONTC advises proponents to refer to the BCA reports and the drawings in the SharePoint Directory.

The buildings listed below do not have a BCA report as they were built recently or were not included in the previous BCA report:

- North Bay Worthington Stores Warehouse
- Englehart Mechanical Building (Diesel Shop)
- North Bay Car Shop Dome
- Rouyn-Noranda Bunkhouse
- North Bay Sand Dome
- North Bay Security Office
- Porquis Junction Bunkhouse 2
- Porquis Junction Bunkhouse 3
- Porquis Junction Lunchroom
- Cochrane Rip Track Building
- Englehart Beaver Shed
- Porquis Junction Toolhouse

- North Bay Yard Office Powerhouse
- Otter Toolhouse
- Cochrane Sand Dome Building
- North Bay Shed 2
- North Bay Shed 3
- North Bay Jack Shack (Scale Shack)
- Cochrane Stores Cold Storage Building
- Englehart Sand Dome Building
- North Bay Motor Coach Shelter

Item 16: Would ONTC advise if it would be suitable for sloped roofs to be reviewed from grade or other accessible vantagepoints?

Answer: Yes, ONTC advises that this would be acceptable. Proponents are encouraged to use drones and photo captures of the roofs.

Item 17: Would ONTC advise if on-site roof access will be provided for flat roofs?

Answer: Yes, ONTC advises that on-site access will be provided for flat roofs.

Item 18: Would ONTC advise, if they require the procurement of all commercially available and public historical information for the sites including an ERIS database report; Fire insurance plans and inspection reports, TSSA request for information; MECP FOIA requests for information, city directories and aerial photographs for the sites and immediately surrounding properties for environmental screening activity? Or do we simply review any information ONTC provides?

Answer: ONTC advises proponents to refer to page 43 of the RFP for this information.

Item 19: Would ONTC please clarify what environmental screening should include? Would a report example be available?

Answer: ONTC advises proponents to refer to Item 20 below.

Please refer to the BCA reports for example of work which has been completed in the past.

Item 20: Would ONTC confirm whether the Environmental Screening should be included as part of the Facility Condition Assessment report, or if it should be a separate report deliverable?

Answer: ONTC advises that the environmental screening should be included within the Facility Condition Assessment in the BCA report.

Item 21: Would ONTC please confirm whether schedule flexibility exists to allow proponents to propose a duration that supports the level of quality and completeness required by the deliverables? The overall project schedule outlined in the RFP is highly compressed across all phases of work, including field assessments, data validation, reporting and coordination between multi-disciplinary groups.

Answer: ONTC advises that the schedule outlined by ONTC is a proposed timeline and is not determined. ONTC will allow for flexibility with this. Please highlight the proposed schedule within the proposal.

Item 22: Would ONTC confirm that the intention of the heritage review is only a desktop review to determine if the buildings are included on existing heritage registries (municipal, provincial, and national), and that independent evaluation of each building to determine if it has heritage value is NOT included in the scope of work?

Answer: ONTC advises that the intention of the heritage review is a desktop review and is to determine whether the buildings are included on existing heritage registries (municipal, provincial, and national).

Item 23: Would ONTC confirm if any excel spreadsheets are available for the previous BCA reports?

Answer: Yes, ONTC advises that available excel spreadsheets are now available within the SharePoint Directory.

Item 24: Will ONTC clarify if it will award the base bid plus the potential additional/optional scope of work items? For instance, if ONTC decides to proceed with an Asset Management Software Platform, many platforms have data capture tools that can be used in the field, which may affect the base scope of work.

Answer: ONTC advises that proponents may utilize their asset management software to capture the data, generate the BCA reports and export all the required data. However, providing ONTC access to the platform is part of the optional services and will be at ONTC's discretion.

Item 25: Would ONTC advise if all proponents are required to price optional items to be considered for the Base work?

Answer: ONTC confirms that pricing of optional services and/or items is not mandatory for eligibility and will not be used in the evaluation, scoring, or award of the base bid.

The base scope will be evaluated and awarded independently. Optional pricing submitted by the successful proponent may be reviewed after award to assess reasonableness and value for money and, if selected by ONTC, may be exercised through a Change Order with the successful base-bid proponent.

Item 26: Would ONTC confirm whether a load study is required to be included as part of the electrical assessment?

Answer: ONTC confirms that this is not a requirement for this scope.

Item 27: Would ONTC confirm whether a licensed architect is required as part of the project if a qualified engineer is utilized?

Answer: ONTC confirms that a licensed architect is required for building code review and compliance.

Item 28: Would ONTC advise whether equipment tagging was completed as part of the 2022 BCAs?

Answer: No, ONTC advises that equipment tagging was not completed as part of the 2022 BCA reports.

Item 29: Would ONTC clarify the method of underground infrastructure assessment to be utilized, as locations of utilities may not be apparent.

Answer: ONTC advises proponents to refer to Item 1 in Addendum No. 04.

Item 30: Would ONTC clarify how the Survey-Grade 3D Reality Capture scan outputs should be integrated with BCA deficiency reporting.

Answer: ONTC advises proponents to refer to Items 8, 9, and 10 of Addendum No. 03.

Item 31: Would ONTC clarify the expected format for the BCA deficiency reporting? The RFP requires scan outputs to be integrated within.

Answer: ONTC advises to proponents to refer to Items 8, 9, and 10 of Addendum No. 03.

Item 326: Would ONTC clarify the expected functionality of the offline or browser-based viewer? Should the viewer include the ability to view measured information, take measurements, view coordinates, and access deficiency information, or is it intended primarily as a visual navigation tool?

Answer: ONTC advises that the expectation is to be able to see the deficiencies in addition to it being a visual navigation tool.

For the optional service of survey-grade 3D reality capture the functionality will be required to view measure information, take measurements, view coordinates and access deficiency information.

Item 33: Would ONTC clarify the definition of “accessible areas” for the purpose of the required minimum 95% coverage? For example, should locked rooms, confined spaces, ceiling spaces, roofs, elevated areas, restricted operational areas, or unsafe areas be included or excluded from the coverage requirement?

Answer: ONTC advises that based on the nature of ONTC operations, there are no unsafe or restricted areas in the building portfolios. However, during site visits, if there are any areas deemed unsafe, they will be removed from the scope of work via change order.

Item 34: Would ONTC clarify what the embedded links are expected to connect to? For example, should they link to scan viewpoints, 360° images, model locations, deficiency records, report sections, or another source?

Answer: ONTC advises that the link should highlight the deficiency in the exact location or approximate area within the 3D environment.

Item 35: Would ONTC confirm whether proponents are expected to base travel costs on current available transportation modes?

Answer: Yes, ONTC advises proponents to utilize current modes of transport and travel costs for pricing. Given the spread of the buildings within each city, it is ONTC’s suggestion that proponents should travel by rented or owned vehicles. The major hubs are the Englehart, Cochrane and North Bay Rail Yards. Minimal travel will be required as 70% of ONTC buildings are within these locations.

This Addendum hereby forms part of the RFP.

Regards,

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