

Building condition assessment (9 buildings)

(RFP #03-2022)

ADDENDUM

Issued Friday, July 15, 2022

Following the site meeting on July 13, 2022, Kemptville Campus would like to issue the following supplementary information about the Building Condition Assessment RFP (#03-2022)

- 1. What is the rationale for requiring thermal imaging of the building roofs when the work will take place in the summertime and the temperature differential between outdoors and indoors will be less than 10 degrees Celsius?**

The Campus is looking for major deficiencies. We recognize that, even at night, conducting thermal imaging in summer will provide less valuable information than doing so in winter. We still require thermal imaging of the roofs as specified in the RFP.

- 2. Is there a requirement to hire lift equipment to conduct visual inspections on the building exteriors?**

We accept that visual inspections will be done from the ground using binoculars and a digital camera. There is no need to hire lift equipment for this purpose. No building is greater than three storeys plus basement.

- 3. The definition for the Facilities Condition Index (FCI) was not provided.**

The FCI is defined as the ratio of the required renewal cost (in current year dollars) to the current building replacement value:

$$\text{FCI} = \frac{\text{Maintenance, Repair, and Replacement Deficiencies of the Facility(-ies)}}{\text{Current Replacement Value of the Facility(-ies)}}$$

- 4. Will the Campus provide current replacement value of its buildings to facilitate the calculation of the FCI?**

The Campus has current replacement value estimates from our insurance broker and will provide these to the successful bidder for purposes of calculating the FCI.

- 5. What does “replacement cost” mean in the context of heritage buildings? Surely the Campus would have to repair rather than replace components of heritage buildings?**

The FCI, which is based on the “replacement cost,” is still a valuable index that will help the Campus in developing its multi-year capital plan. We recognize the limitations of “replacement cost” for heritage buildings. We expect that the successful bidder will make recommendations for replacing building components that respect their heritage character, where applicable.

6. Are all the roofs accessible from within the building for the purposes of thermal imaging?

Some buildings have sloped roofs and these are not accessible from within the building. We expect the successful bidder to use thermal imaging to assess only those parts of the building roofs that are accessible from within the building.

7. What is the mix of basement structures for the nine buildings – crawl space, full basement, or built at grade?

Leahurst Residence is the only building out of the 9 with a tight crawl space in the basement, 3 buildings are built at grade (Engine Lab, W.B. George Centre, and A.J. Logsdail Centre Greenhouse), and the rest of the buildings have full basements. The Campus will share detailed floorplans of all buildings with the successful bidder.

8. Does the company have to develop an equipment list from scratch?

The Campus has a preliminary equipment list that will be shared with the successful bidder. The company will be expected to update this list rather than build one from scratch.

9. Are you asking for a Level 1 energy audit for each building?

Energy audits were conducted in 201/2018 for most Campus buildings. The energy efficiency of most buildings will be unchanged from that time. This information will be provided to the successful bidder.

10. How much of the grounds outside the buildings is expected to be inspected? Will the Campus provide a boundary?

The Campus will provide maps showing an approximate boundary of 10 metres around each building that will fall within the scope of the assessment process.

11. Does the report to the Campus board of directors require a slide deck to be prepared? Does the presentation have to be in-person?

The successful bidder will be expected to provide report highlights to the board in the form of a short slide deck (no more than 10 slides). An in-person presentation would be preferred (assuming no COVID restrictions are in place) although a request for a virtual meeting can be accommodated, especially if the successful bidder is not local.

12. What are the expectations about the level of accuracy and detail for the costing work?

Class D estimates should be provided.

13. Do you require CVs of all subcontractors?

Proposals should include short biographical summaries of the main proponents. A short profile of the main subcontractors should be included but a full CV for each is not required.

14. Is there any flexibility to propose an alternate payment schedule?

The Campus will entertain proposals for an alternate payment schedule, such as 10 percent payment for exploratory work conducted before the on-site component.

15. Recognizing the Campus buildings are older and many are not accessible for persons with disabilities, is there an expectation of a full Building Code analysis?

There is no expectation of a full Code analysis. The proponent should make recommendations in their report concerning obvious deficiencies related to health and safety. Accessibility requirements will be addressed at the time of any renovations. Please refer to section 6.7 of the RFP.

16. Is there any flexibility on the timeline of the contract or does the work have to be completed by October 13, 2022?

There is no flexibility on the contract timeline as the information in the report will be used to inform Board of Directors planning in preparation for the 2023 budget which begins Jan. 1.

17. Will the proponent have to inspect the incinerator in Animal Health Lab?

The incinerator is out of scope.

18. Will the proponent have to inspect the kitchen equipment (in Heritage Hall, Animal Health Lab, WB George Centre, etc.)?

The kitchen equipment is out of scope.