

April 30, 2026**Addendum No. 04****File Reference Number: RFP 2026 022****Title: Building Condition Assessment****RE: Clarifications/Questions**

CLARIFICATIONS / QUESTIONS:**Item 1:** Would ONTC please clarify the extent of the underground in-scope services?**Answer:** ONTC advises that underground services are not included in the base scope. Where required, such services may be added at ONTC's sole discretion through a future Change Order, subject to approval. Proponents shall not include underground services in their base scope pricing.**Item 2:** Would ONTC kindly advise if there is an existing BIM/CAD standard, template, or workflow you would like us to align with?**Answer:** ONTC advises that it maintains a CAD standard, which will be shared via the SharePoint Directory. ONTC does not currently have a BIM standard.**Item 3:** Would ONTC advise if it has previously used any vendors or tools for similar 3D capture or visualization?**Answer:** ONTC advises that it has no preference for vendors or tools. Proponents should propose the best value solution to address the requirements of the RFP.**Item 4:** Does ONTC have sample deliverables from past projects that reflect what is expected?**Answer:** ONTC advises that the previous BCA project reports are available in the SharePoint Directory for reference. ONTC does not have sample deliverables for 3D capture, as this was not part of prior projects.**Item 5:** Would ONTC advise on how building deficiencies currently tracked and referenced?**Answer:** ONTC advises that building deficiencies are currently tracked using data from the previous BCA reports, which is compiled within a software solution and a master spreadsheet.

Item 6: Would ONTC confirm whether it is looking to integrate this with an existing system (e.g., asset management or GIS)?

Answer: ONTC advises that system integration is not part of the base scope. Any future integration requirements may be considered at ONTC's sole discretion through a future Change Order, subject to approval.

Item 7: Would ONTC advise if this data will need to align with any internal naming, coordinate, or data standards?

Answer: ONTC advises that building codes have been provided in the *Building List for Proponents* within the SharePoint Directory. BCA reporting shall align with the standards specified in the RFP, including ESTM and Unifomat II standards.

Item 8: Would ONTC please advise as to what is expected for time-stamped condition tracking (baseline only vs ongoing comparison)?

Answer: ONTC advises that the time-stamped condition tracking is applicable only to the 360° captures of virtual walk throughs. The 360° virtual walk throughs will provide the baseline data, ONTC may complete a yearly re-scan update in the fall season, which is when the time-stamped condition tracking optional service will be required.

Item 9: Would ONTC confirm whether there is an existing system or format for condition tracking that should be aligned with?

Answer: ONTC confirms that there is no existing system or format. The Contractor shall apply industry best practices, consistent with the RFP requirements.

Item 10: Would ONTC advise if condition tracking should be delivered as a dataset, report, or within the 2D CAD/ 3D Revit environment or both?

Answer: ONTC advises that condition tracking deliverables, where applicable, shall be provided consistent with the original data format, as outlined in the RFP and Item 8 above.

Item 11: Would ONTC advise if pricing should be entered at the total location level (e.g., Cochrane) or broken down by only each individual building listed below?

Answer: ONTC advises that pricing is to be completed per building within the pricing table, with summary totals provided per location/area, as indicated in Appendix D.

For clarity, pricing submitted for optional services and/or items is requested for information and planning purposes only and will not be used in the evaluation or scoring of the base bid. The base bid will be evaluated independently of any optional pricing.

Item 12: Would ONTC advise if the shaded rows within the pricing sheet are intended to represent summary totals, with pricing only required at that level?

Answer: ONTC advises that the shaded rows within the building pricing table represents pricing which is not applicable / required. Please only enter pricing into the white cells/ boxes.

Item 13: Would ONTC advise if the “Cost per Building (Base Scope)” should reflect an average rate, total cost, or unit rate (e.g., per sq ft)?

Answer: ONTC advises to please use the total cost per building.

Item 14: Would ONTC advise if the optional services (floor plans, BIM, tracking) should follow the same breakdown as the base table or be priced separately at a portfolio level?

Answer: ONTC advises that pricing for optional services shall be completed on the same per-building total cost basis as the base scope within the pricing table.

Optional services will not be evaluated or scored as part of the base bid evaluation. Optional pricing will be reviewed separately, if required, to assess reasonableness and value for money, should ONTC elect to proceed with any optional services following award of the base scope.

Item 15: Can ONTC confirm that the designated substances scope is limited to non-intrusive visual screening and does not include sampling or laboratory analysis?

Answer: ONTC confirms, consistent with the RFP, that the designated substances scope is limited to visual, non-intrusive inspection only. No sampling or laboratory analysis is included in the base scope.

Item 16: Can ONTC confirm how environmental screening is to be captured within Appendix D (included in BCA rates or separate item)?

Answer: ONTC advises the environmental screening is part of the base scope and should be included within the Cost per Building (Base Scope) pricing in column C, within Appendix D.

Item 17: Is the consultant expected to confirm the presence of asbestos or PCBs, or only identify potential materials based on visual inspection?

Answer: ONTC confirms the consultant will be expected to visually inspect the buildings for potential hazardous materials and designated substances. As we are requiring non-intrusive testing identifying potential or suspected asbestos, PCB and other designated substances is sufficient.

Item 18: Can ONTC confirm that existing DSS reports may be relied upon without verification or updating under the base scope?

Answer: ONTC advises that existing DSS reports are provided for reference only. Contractors are required to conduct visual inspections as part of the base scope and shall not solely rely on existing DSS reports.

The goal of integrating the DSS within the BCA reports is to capture any cost implications during the repair or replacement of any building element.

Item 19: Would ONTC advise whether confirmation is required, with respect to PCB requirements, or if identification and recommendation is sufficient?

Answer: ONTC confirms that the scope requires visual inspection and non-intrusive testing and that identification and recommendation will be sufficient.

Item 20: Would ONTC advise if the deliverable is limited to a screening-level summary within the BCA report, or is a formal DSS update expected?

Answer: ONTC advises that screening-level summary will be sufficient. However, the DSS findings should be included in the recommendations within the reports alongside any cost implications during the repair or replacement of any building element.

Item 21: If intrusive investigation or sampling is required, would ONTC confirm if this will be issued as a separate assignment outside Appendix D?

Answer: ONTC advises that intrusive investigations and sampling are not included in the base scope. Where required, such work may be authorized at ONTC's sole discretion through a Change Order with the successful proponent, subject to approval.

Item 22: Will ONTC accept standard limitations regarding non-intrusive inspections, reliance on existing data, and potential concealed materials?

Answer: Yes, ONTC advises that it will accept the limitations of using visual inspections and non-intrusive testing. The contractor should identify when intrusive investigation is required.

Item 23: Would ONTC confirm whether access limitations will be addressed separately, should pricing assume full access to all areas?

Answer: ONTC will provide full access to all areas where it is practical and safe to do so. Pricing should assume full access to all areas.

Item 24: Would ONTC include addresses in Appendix D - Schedule of Prices?

Answer: ONTC advises that the locations and addresses for the buildings are included within the *Building List for Proponents* in the SharePoint Directory.

Item 25: Would ONTC advise of the preferred asset locations/addresses to be submitted in Batches as called out on Page 52 of the RFP package?

Answer: ONTC advises that the batch reports will include:

- Batch 1 - North Bay: All buildings identified in area 1
- Batch 2 - Englehart: All buildings identified in area 2
- Batch 3 - Cochrane: All buildings identified in area 3, with the exception of Moosonee
- Batch 4 - Moosonee: All buildings located in Moosonee

For clarification of what locations are specified by ONTC within areas 1, 2 and 3, please reference Appendix D and the *Building List for Proponents*.

Item 26: Would ONTC advise if assets are all accessible for review time, should contractors use multiple teams for the site visits?

Answer: ONTC advises that the Contractor will be provided access to all sites during the planned site visits. Should Proponents want to view multiple sites/areas at any one time, please discuss this within the proposal. ONTC will work with the successful contractor to coordinate the site visits and ensure they have an ONTC representative to show them around the sites.

Item 27: Will ONTC advise if it would be open to weekend site visits, in order to complete the site visits in duration as most proponents will be travelling from out of town?

Answer: ONTC advises that the contractor should complete all site visits during normal working hours (Monday to Friday 7am - 5pm). Should the contractor require to work outside of these hours, this can be requested during the project and included within the proposal for ONTC's review.

ONTC appreciates the initiative of assessing the builds when they are the least occupied.

Item 28: As part of the plumbing description, the RFP asks for video camera inspections of various utilities. Can ONTC please confirm that it is only the storm and sewer lines you want done and how far beyond the building should we plan for?

Answer: ONTC advises that camera video inspections and underground services are not included in the base scope pricing. Applicable hourly rates are requested in Appendix D for reference and planning purposes only.

These services are optional and may be included only following award of the base scope, at ONTC's sole discretion, through a Change Order with the successful proponent or through a separate procurement process.

Item 29: As part of the assessment the RFP asks for "A general Condition Assessment of the buildings with respect to current National and Provincial building Codes, safety requirements, and National and Provincial fire codes." Identify Non-code compliance issues and make proper recommendations, Include Costs to create compliance. Is it ONTC's intent to complete an actual Code compliance Audit on these buildings or to capture the readily observable conditions that are non-compliant.

Answer: ONTC advises that the intent is to capture the readily observable condition. The most stringent code should be used in case of conflict between the provincial and national code.

Item 30: For Ventilation Systems the RFP asks to measure ducting and piping. Will ONTC be responsible for opening up ceilings or finishes and repairing same to gain access for this to happen?

Answer: ONTC advises that there will be no intrusive inspections during the site visits, ONTC expects the consultant to review the ventilation systems using visual inspection and using the

information such as the BCA reports and existing drawings to estimate the measurements of the piping and ducting.

Item 31: For Roofing systems, the RFP asks for identifying levels of existing insulation, is it the intent to complete cut-tests on the roof systems to identify this requirement?

Answer: ONTC advises that it does not require intrusive testing for the BCA reports, unless the consultant identifies the need to complete intrusive testing. ONTC requires proponents to use non instructive methods such as thermal scanning to review the performance level of the roofing system (insulation).

Item 32: Structural Components, the RFP states that this inspection is to be a visual inspection only, is it ONTC expectation that they will expose structural members at all buildings where the structural framing systems are concealed?

Answer: Where required, safe, and operationally feasible, ONTC may provide labour to relocate items or remove finishes to expose primary structural elements. The structural review remains visual in nature.

Any requirement for intrusive investigation shall be identified by the consultant and may only proceed subject to ONTC approval through a Change Order with the successful base-bid proponent.

Item 33: For the environmental screening would a regular Phase I ESA in accordance with CSA Z768-01 suffice?

Answer: ONTC advises Phase I will be sufficient provided the contractor can provide a high-level summary of the findings for each building.

This Addendum hereby forms part of the RFP.

Regards,

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