

2020-01-27

**REQUEST FOR PROPOSAL  
RFP 48 (2019-12)  
CAPITAL FORECASTING, PREVENTATIVE MAINTENANCE, ASSET MANAGEMENT  
SOFTWARE IMPLEMENTATION & MAINTENANCE  
INCLUDING FACILITY CONDITION ASSESSMENT  
ADDENDUM #1**

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This addendum shall be incorporated into, and form part of RFP 48 (2019-12) and take precedence over all requirements of the previously issued bid documents including plans. This addendum must be signed by the bidder (signing officer) in the appropriate space and must be attached to the Form for submission by the bidder. This Addendum consists of four (4) pages.

**1. Question:**

In item 3.5.1, Toronto Zoo requests: "Review the structural condition of the building, including its foundation, to assess its condition, structural adequacy, and ability to accommodate the current and future uses."

*Our team would request the removal of the structural adequacy requirement for this point because structurally testing the foundation is more design-focused than life-cycle focused. We can assess the foundation to see if it is exhibiting any issues such as sinking or excessive crack. Please confirm that more invasive structural adequacy testing is not requested under this scope.*

**Answer:**

**Delete 3.5.1:** Review the structural condition of the building including its foundation to assess its condition structural adequacy and ability to accommodate the current and future uses.

**Replace With 3.5.1:** Visually inspect any exposed building foundations for issues including sinking, excessive cracking, etc.

**2. Question:**

In item 3.5.4, Toronto Zoo requests: "Assess the condition of exterior openings (doors and windows) as to air and moisture penetration, energy efficiency, and, and condition of caulking and sealants."

*We can visually assess that exterior openings are tight. Please confirm that air-tightness testing, typically associated with energy audits, is not requested under this scope.*

**Answer:**

Air-tightness testing is not requested under this scope.

**3. Question:**

In item 3.5.5, Toronto Zoo requests: "Provide a general assessment of the structural system inclusive of, but not limited to structural frame, floor loadings, columns/bay size."

*Floor loading and column by sizing is generally associated with design. Testing their adequacy requires structural and invasive coring testing. Does the zoo want these included, or is a visual assessment adequate?*

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**Answer:**

A visual assessment is adequate for items in 3.5.5.

**4. Question:**

In item 3.6.1, Toronto Zoo requests “Review building conditions as per fire and life safety codes ... fire separations, fire stops, fire ratings...”

*These items are typically difficult to assess, as they are built within the structure. Please confirm the desired nature of this testing.*

**Answer:**

**Delete 3.6.1:** Review building conditions as per fire and life safety codes inclusive but not limited to, fire separations, fire stops, fire ratings, smoke removal systems, pressurized stairwells, firefighting and communication systems.

**5. Question:**

In multiple items in section 3.7, Toronto Zoo requests assessments of energy efficiency.

*Is the Zoo seeking an energy audit as a component of this facilities condition assessment?*

**Answer:**

**Delete 3.7.2:** Assess the energy efficiency characteristics of current systems and the system controls associated therewith.

**Delete 3.7.7:** Assess the energy-efficiency aspects of the structures with respect to zoned heating control, energy efficient lights, motors, chillers, and energy efficient glazing systems.

**Delete 3.7.8:** Comment on the operating characteristics of existing HVAC systems (e.g. ease of maintenance, energy efficiency) and the life expectations of existing equipment under normal operating conditions and preventative maintenance.

**Replace with 3.7.8:** Comment on the operating characteristics of existing HVAC systems (e.g. ease of maintenance) and the life expectations of existing equipment under normal operating conditions and preventative maintenance.

**Note:** an energy audit is not required at this time.

**6. Question:**

In multiple items in section 3.7, Toronto Zoo requests assessments of industrial hygiene elements, such as noise, dust, ventilation, and asbestos.

*Is the Zoo seeking equipment testing and commissioning under the scope of this project?*

**Answer:**

**Delete 3.7.3:** Assess the appropriateness of current systems from a noise, dust and environmental health point-of-view paying particular attention to fresh air intake.

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**Delete 3.7.15:** Assess the quality of the workplace environment as to air changes, dust and particulate matter control, humidification which would have particular relevancy at food areas, change rooms, etc.

**Note:** Equipment testing and commissioning is not required under the scope of this project.

7. **Question:**

In item 3.7.13, Toronto Zoo asks for provider to “review current light levels in the various work spaces.”

*Would the Zoo like pricing for a lighting audit?*

**Answer:**

**Delete 3.7.13:** Review current lighting levels in the various work spaces as to functionality, light levels and appropriateness for task specific activities.

8. **Question:**

In item 3.8.1, Toronto Zoo requests “Review interior finishes... to assess condition, ease of maintenance, lifespan, safety, accessibility, etc.”

*Would the Zoo like pricing for an ADA audit?*

**Answer:**

**Delete 3.8.1:** Review interior finishes of all rooms inclusive of floor, wall and ceiling systems to assess condition, ease of maintenance, lifespan, safety, accessibility, etc.

**Replace with 3.8.1:** Review interior finishes of all rooms inclusive of floor, wall and ceiling systems to assess condition, ease of maintenance, lifespan, safety, etc.

**Note:** The Zoo would not like pricing for an ADA audit at this time.

9. **Question:**

In item 3.8.4, Toronto Zoo requests “Review dimensions of interior circulation, corridors, auditoriums, lobbies and stairwells in regards to code requirement, operational and the attached safety requirements.”

*FCAs are typically visually assessments that are not measured. Is it the zoos intention that we review drawing requirements and confirm dimensions by physically measuring on-site?*

**Answer:**

**Delete 3.8.4:** Review dimensions of interior circulation, corridors, auditoriums, lobbies and stairwells in regards to code requirement, operational and the attached safety requirements.

**Note:** The Zoo does not require the successful proponent to physically measure interior spaces on site.

Receipt of the Addendum shall be acknowledged as part of your submission.

The Board of Management of the Toronto Zoo reserves the right to reject any or all Tenders or to accept any quotation, should it deem such action to be in its interests.

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If you have any queries regarding this matter, please contact Mr. Peter Vasilopoulos, Supervisor, Purchasing & Supply, at 416-392-5916 or by email pvasilopoulos@torontozoo.ca.

Yours truly,

Peter Vasilopoulos  
Supervisor, Purchasing & Supply

I/we hereby acknowledge receipt of this addendum and make allowance in my bid.

Signed (Must be Signing Officer of Firm)

Name of Firm

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Date:

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