

April 21, 2026**Addendum No. 03****File Reference Number: RFP 2026 022****Title: Building Condition Assessment****RE: Clarifications/Questions**

CLARIFICATIONS / QUESTIONS:

Item 1: Would ONTC advise if proposals may be submitted with the most stringent requirements for all tags, and use the mechanical attachment method where appropriate? The RFP calls for three types of tags to be used, which can be more costly than using the most stringent specified tag for all locations. The savings from the multiple tags can be offset by the labor required to maintain multiple systems.

Answer: ONTC advises that it requires the unit pricing as per the RFP and Appendix D for the three types of tagging:

- Interior: Standard exposure,
- Interior: Industrial/ high-wear environment and
- Exterior / unconditioned spaces.

Item 2: Would ONTC kindly advise if proposals can be priced with a grouping of file lists for each building, reflecting the following approach:

Redundant devices that require maintenance history tracking can be managed by grouping them in a file list. This is a common approach for items such as: Exit signs, Exit lights, Eye wash stations, VAV Boxes, Automatic door openers, Etc.

Answer: Yes, ONTC advises that this will be acceptable.

Item 3: Would ONTC please advise if there is currently any inventory in a CMMS system?

Answer: ONTC advises that it is in the process of uploading historical data into the CMMS system, the comprehensive list will not be available at this time. For further insights please refer to the BCA reports as provided, in the SharePoint directory.

Item 4: Would ONTC advise if there is any work history that needs to be transferred over to the new system?

Answer: ONTC advises that managing the data in the CMMS system is not part of this scope, and therefore not relevant to this RFP.

Item 5: With respect to BCA, would ONTC confirm if proponents should assume that the building and site element data captured is aligned with the ASTM E1557-09 (reapproved 2020) Level 4?

Answer: Yes, ONTC advises to please refer to the old BCA reports, as provided in the SharePoint Directory.

Item 6: With respect to Structural Assessments, Would ONTC please confirm whether the assessments can be carried out by assessors with a structural background, and their assessment reports be reviewed by a structural engineer registered in the province (Ontario or Quebec)?

Answer: ONTC confirms that it will accept assessments of sites to be carried out by an assessor with a structural background, provided their reports are reviewed by a Structural Engineer.

Item 7: With respect to the Optional Advanced Scope, would ONTC advise if the scope is required for all buildings, or if ONTC has a list of buildings for this advanced scope?

Answer: ONTC advises to please refer to question 9, 10 and 11 for more detailed information about the Survey-Grade optional service. For the capital planning platform and equipment tagging, the advanced scope will be applicable to all buildings.

Item 8: With respect to the Optional Advanced Scope (Survey-Grade 3D Reality Capture - LiDAR), would ONTC please advise if all four deliverable types (point clouds, 3D mesh/model, 360° imagery/video, and browser-based viewer) are required for every building, or whether a reduced set is acceptable for certain buildings and/or use cases?

Answer: Should ONTC decide to move forward with the Optional Advanced Scopes, ONTC will focus on large buildings, approximately 4,000 sq ft and above for these services. Please refer to the revised Appendix D and the Building List for Proponents in the SharePoint Directory.

Item 9: Will ONTC advise if it has a preferred browser-based viewer platform, or if the Contractor is free to propose one that meets the no-subscription requirement for LiDAR requirements?

Answer: In relation to the Survey-Grade 3D Reality Capture, ONTC advises that the contractor is free to propose an offline or browser-based viewer platform which meets the requirements specified within the scope.

Item 10: With respect to the Optional Advanced Scope (LiDAR - Integration with BCA Reporting), would ONTC advise what format it envisions for the deficiency cross-reference matrix? Would it prefer a standalone spreadsheet tied to coordinates/annotations embedded in the 3D viewer, or integration with an existing ONTC system?

Answer: ONTC advises that it does not have an existing system. Once the BCA reports have been completed and, if ONTC awards the optional service, it is expected the consultant will use the data within the BCA report to identify the deficiencies within the 3D model. ONTC's preference is for the links or screenshots of the 3D deficiency location to be included within the BCA reports, should the optional service be awarded.

Item 11: Given that ONTC will be providing a cash allowance of \$30,000 for travel expenses, should the proponent fees be exclusive of travel expenses? And should proponents assume that travel time is part of the base fees?

Answer: ONTC advises that the cash allowance for travel expenses has been removed and therefore, the costing for the base scope and optional services shall include the travel expenses.

Proponents must comply with the Ontario Directive, please refer to pages 61 and 77 of the RFP for more information.

Item 12: Would ONTC kindly confirm what is specifically required with respect to Appendix D - Schedule of Prices? A separate fee for each building for the Survey-Grade 3D Reality capture is requested, in addition to separate fees for Floor plans extracted, BIM-ready Revit Model, and Time-stamped condition tracking. Would ONTC also confirm why the Survey-Grade 3D Reality capture fee is requested with the base fees if this considered as optional?

Answer: ONTC advises that it requires the price per building to evaluate and assess whether it is viable to complete the optional service of Survey-Grade 3D for each building. This was included in the table next to the base scopes for ease of completion and review. ONTC may add the additional services to the optional Survey-Grade 3D reality capture (Floor plans, BIM-ready Revit model and time-stamped condition tracking). These additional services are indicated on page 60 of the RFP and will require to be priced separately in Appendix D - Schedule of Prices.

The RFP Documents have been revised and sections affected are noted below. The revised RFP sections supersede all previous RFP Document versions for the said documents.

Delete Document:	Replace with Revised Document:
Appendix A - Schedule of Prices	Appendix A - Schedule of Prices (Addendum No. 03)

This Addendum hereby forms part of the RFP.

Regards,

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