



## 430-2011 ADDENDUM 2

### REQUEST FOR EXPRESSIONS OF INTEREST AND QUALIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF MULTI-PAD INDOOR ARENA COMPLEXES

#### **URGENT**

**PLEASE FORWARD THIS DOCUMENT TO  
WHOEVER IS IN POSSESSION OF THE  
REQUEST FOR EXPRESSIONS OF INTEREST**

ISSUED: November 15, 2011  
BY: Catherine Green  
TELEPHONE NO. (204) 986-4097

**THIS ADDENDUM SHALL BE INCORPORATED  
INTO AND FORMS PART OF THE REQUEST  
FOR EXPRESSIONS OF INTEREST.**

Template Version: A20070419

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**Please note the following and attached changes, corrections, additions, deletions, information and/or instructions in connection with the Request for Expressions of Interest, and be governed accordingly.**

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**Revise 10.1 to read:** The Deadline for Submissions in response to this EOI&Q should be:  
4:00 pm CDT, **December 5, 2011**

**Revise 12 to read:**

E12.1 EOI&Q Submissions will be evaluated according to the following criteria:

- |  |             |
|--|-------------|
| 12.1.1 Completeness of the EOI&Q Submission, that is, provision of all of the components identified in 9.0 | <b>5%;</b>  |
| 12.1.2 Experience and expertise of the Proponent's Team  | <b>80%</b>  |
| 12.1.3 Strength of the business plan   | <b>15%.</b> |

**Replace** 430-2011\_Addendum\_1\_Appendix\_D-Process\_Timeline **with 430-2011\_Addendum\_2\_Appendix\_D(R1)-Process\_Timeline**

**Add** 430-2011\_Addendum\_2\_Appendix\_E-Arena\_Hours\_of\_Use\_by\_Rental\_Type  
430-2011\_Addendum\_2\_Appendix\_F-EOI&Q\_Proponents\_Conference\_Presentation.pdf

## QUESTIONS AND ANSWERS

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**Responses to all Questions will be included in Addenda as the responses are developed. Numbering may not be in sequence as a result**

#### **GENERAL QUESTIONS**

GQ7 Is there flexibility in the timeline, starting with the first submission date?

GA7 See Addendum 2 revision to B10.1

GQ8 Is an extension possible to the closing date?

GA8 See Addendum 2 revision to B10.1

GQ9 How many rinks (sheets of ice) does the City want the see built?

GA9 This will be dependent on the Bid Proposals received.

GQ10 Will the City consider a 4 pad arena and close other older facilities?

GA10 This will be dependent on the Bid Proposals received.

GQ11 How many of the current City owned arenas does the City believe / want to see shut down or be re-developed?

GA11 This will be dependent on the Bid Proposals received.

GQ12 Is there a preference between providing newer site vs. redeveloping existing properties?

GA12 There is no preference.

GQ13 Are all facilities to be replaced or is the EOI targeting select facilities?

GA13 At this time, the City of Winnipeg has not determined targeted facilities for replacement. The number of facilities to be replaced will be dependent on the Bid Proposals received.

GQ14 Is the project 1 twin pad arena or replacement / revitalization of all 16 City owned arenas?

GA14 The number of facilities to be replaced will be dependent on the Bid Proposals received.

GQ15 Can one ice sheet be added to a twin pad facility and still be acceptable?

GA15 Yes.

GQ 16 Is the City prepared to close any of the existing 16 arenas?

GA16 This will be dependent on the Bid Proposals received. The City of Winnipeg's Recreation, Leisure and Library Facilities Policy directs that the ice sheet inventory within Winnipeg remain within the facility to population ration (1 per 15,000 to 20,000 people).

GQ17 Will the City of Winnipeg identify preferred sites?

GA17 The City of Winnipeg has not predetermined preferred site locations - Proponent is expected to propose site location(s).

GQ18 Is the proposed site intended to be or should it be owned by the City?

GA18 This will be dependent on the Bid Proposals received. Conceivably, a proposal may be for wholly private ownership and operation or it may seek some other kind of partnership with the City of Winnipeg.

GQ19 Are new projects pursuing LEED?

GA19 If the City is a partner, project must be LEED per the City of Winnipeg's Green Building Policy - New City-Owned Buildings and Major Additions (July 2010) Refer to Section 5.1.14.

GQ20 Items 6.1.4 & 7.3 - Cost Estimates: Are Cost Estimates to be Class D?

GA20 Proponents are to submit a firm price.

GQ21 Expand on 9.1.3.6 - City's long-term capital liability?

GA21 The Proponent's business case will clearly identify any and all long term capital liability associated with the Proponent's proposal for a new arena facility that the City of Winnipeg is expected to assume. – i.e. clearly identify an expectation that the City will contribute capital funding to the project.

GQ22 Item 9.1.3.9 Life Cycle Analysis: Is this related to construction type of building; i.e. Building Envelope?

GA22 Proponents will identify in their submission the following:

- 1) The design life of the facility
- 2) Amounts and timing of planned reinvestment required to refurbish building systems (mechanical, electrical, structural, field of play (rink boards, special floorings, etc) in order for the facility to continued operation of the facility for its intended use.

GQ23 How is this process being vetted (considered against) through with the existing Plan 2025 and GCWCC?

GA23 Plan 2025 was adopted in principle by Council with the proposals contained within received as information only. This EOI&Q process is not running concurrently or involved with Plan 2025.

GQ24 Is the requirement for a multi-pad facility to be built by Q4-2012, or could a plan have a phase 1 for one arena, with a second to follow as a phase 2?

GA24 The City of Winnipeg is not considering a phased approach at this time. Project is to be completed by Q4-2012. Refer to Section 9.1.3.10.

GQ25 Is there going to be a second EOI process for the re-purposing of existing city facilities?

GA25 The City of Winnipeg will not determine any next steps until the completion of this EOI&Q process and results are known and considered.

GQ26 Is there funding from the City available to start the process?

GA26 Proponent is solely responsible for costs and expenses in preparing and submitting a response to the EOI&Q. Refer to Section 15.1.

GQ27 Is the City providing financing / funding of the development cost?

- GA27 Proponent is solely responsible for costs and expenses in preparing and submitting a response to the EOI&Q. Refer to Section 15.1.
- GQ28 We need access to site plans, operating costs, site services etc of existing facilities. Is that available?
- GA28 Operating Costs posted to 430-2011 Addendum 1 Appendix C. For questions regarding Zoning info or on any specific City of Winnipeg lands / sites, contact A/Manager of Real Estate – John Zabudney - Email: [jzabudney@winnipeg.ca](mailto:jzabudney@winnipeg.ca).
- GQ29 Will the City of Winnipeg provide site description (size, existing building) of City owned sites?
- GA29 For questions regarding Zoning or on any specific City of Winnipeg lands / sites, contact A/Manager of Real Estate – John Zabudney - Email: [jzabudney@winnipeg.ca](mailto:jzabudney@winnipeg.ca).
- GQ30 Will the City make existing site plans available?
- GA30 For questions regarding Zoning or on any specific City of Winnipeg lands / sites, contact A/Manager of Real Estate – John Zabudney - Email: [jzabudney@winnipeg.ca](mailto:jzabudney@winnipeg.ca).
- GQ31 Is there a listing of the groups/times for the revenue side?
- GA31 Appendix E - 2009 and 2010 Arena Use By Rental Type.
- GQ32 What are the selection criteria?
- GA32 EOI&Q Submissions will be evaluated according the criteria and weighting indicated in Addendum 2 revision to clause 12.
- GQ33 Since the City is open to various types of proposals (i.e. new building, operation of many facilities) how will the proposals be evaluated?
- GA33 See GA 32
- GQ34 Will the Presentation from November 7, 2011 Proponent's Conference be provided?.
- GA34 See Appendix F - Presentation from November 7, 2011 Proponent's Conference.
- GQ35 The City parking standard of 1 space per 6 occupants seems low compared to other municipalities. Is the current By-Law for Parking under review?
- GA35 The parking requirement of 1 space per 6 persons at the maximum occupancy load, is the minimum requirement. If the Proponent deems that more parking spaces is required, they are permitted to establish more spaces on site.
- GQ36 Can you tell me the parking space capacity by-law for a recreation facility in Winnipeg?
- GA36 Parking and Loading Section of Zoning By-Law 200/2006, would provide development standards for the parking area. [http://www.winnipeg.ca/ppd/bylaws/Bylaw200/By-Law\\_200.2006.htm](http://www.winnipeg.ca/ppd/bylaws/Bylaw200/By-Law_200.2006.htm).