



570-2014 ADDENDUM 1

REQUEST FOR PROPOSAL FOR PROFESSIONAL CONSULTING SERVICES FOR THE EVALUATION OF STRATEGIC ALTERNATIVES FOR THE PUBLIC SAFETY BUILDING, CIVIC CENTRE CAR PARK AND ASSOCIATED LAND – 151 & 171 PRINCESS STREET

ISSUED: July 9, 2014
BY: Tracy Stople
TELEPHONE NO. (204) 986-2221

URGENT

PLEASE FORWARD THIS DOCUMENT TO WHOEVER IS IN POSSESSION OF THE REQUEST FOR PROPOSAL

THIS ADDENDUM SHALL BE INCORPORATED INTO THE REQUEST FOR PROPOSAL AND SHALL FORM A PART OF THE CONTRACT DOCUMENTS

Template Version: Ar20131129

Please note the following and attached changes, corrections, additions, deletions, information and/or instructions in connection with the Request for Proposal, and be governed accordingly. Failure to acknowledge receipt of this Addendum in Paragraph 9 of Form A: Proposal may render your Proposal non-responsive.

PART B – BIDDING PROCEDURES

Revise: B2.1 to read: The Submission Deadline is 4:00 p.m. Winnipeg time, July 28, 2014.

PART D – SUPPLEMENTAL CONDITIONS

Revise: D8.2(c) to read: Professional Errors and Omissions Liability Insurance including:
(i) an amount not less than \$2,000,000 per claim and \$2,000,000 in the aggregate.

QUESTIONS AND ANSWERS FROM SITE INVESTIGATION

QUESTION #1: Has the City of Winnipeg's Legal Services been involved in this process and have they given their opinion on the land?

ANSWER: Yes. The Reversionary Title north limit straddles the south end of the Civic Centre Parkade. The land to the north may be sold. The land to the south must be redeveloped.

QUESTION #2: Relating to D4.1(d) under Scope of Services, will a complete assessment of existing site conditions of utilities, communication network systems, and other services be required?

ANSWER: Yes. The Consultant will incur the costs of this work and would need to solicit a topographic survey. The City will provide the legal plan.

QUESTION #3: Is there building assessment information available?

ANSWER: Yes. Articles 6 & 7 are VFA Asset Funding Needs reports for 151 & 171 Princess Street. However, the reports were compiled in 2007 & 2006 respectively.

QUESTION #4: Will the building be abandoned? In other words, will there be decanting costs to be considered?

ANSWER: The building will be fully vacated and therefore, no associated decanting costs. It is anticipated that the building will remain serviced.

QUESTION #5: Has there been any upgrades in the last 7 years?

ANSWER: Yes, boiler and chiller upgrades.

QUESTION #6: Will only the options listed in Article 1, "Facilities Master Planning Option Matrix" be validated or could new options be suggested/validated as a result of the review process?

ANSWER: The City may consider other option(s) which are potentially defined within the study.

QUESTION #7: Has the decision criteria been defined? Can any of the options be removed since the data was compiled in 2010?

ANSWER: The decision criteria has not been defined. All identified options will need to be validated.

QUESTION #8: Under Evaluation of Proposals B21.1 (c), the fees are listed as 40%. How was this determined and how is it calculated for each proposal?

ANSWER: According to Materials Management Policy the evaluation of the fees cannot be less than 40%. It is calculated by a weighted formula based on the lowest fee received in a proposal.

QUESTION #9: Are we to assume that the Planning Property and Development Department at 65 Garry Street includes the PPD Fort Street staff as well?

ANSWER: Yes.

QUESTION #10: Has a related structural assessment of the Civic Centre Parkade been done recently?

ANSWER: Yes. It will be available to the successful proponent.

QUESTION #11: Will the fall civic election affect this project?

ANSWER: No.

QUESTION #12: Who will be vetting the report?

ANSWER: Planning, Property and Development will review the report to ensure it addresses all the requirements. The final document will then be provided to Civic Administration.

QUESTION #13: Will the current James Avenue road closure be permanent?

ANSWER: Assume parking and vehicle access will be restored.

QUESTION #14: Have options in Smith Carter's presentation been financially assessed and if so is there a preferred option?

ANSWER: Yes, they have been assessed; no preferred option.

QUESTION #15: Will Stakeholders be identified?

ANSWER: Yes.

QUESTION #16: What is the budget for the study?

ANSWER: Council has approved \$275,000 for the study.

QUESTION #17: Can you provide the list of properties and departments that will be relocated?

ANSWER: Civic department(s) that potentially could be relocated would be confirmed, and pertinent information provided to the successful proponent.