



66-2010 ADDENDUM 17

REQUEST FOR PROPOSALS FOR PROFESSIONAL CONSULTING SERVICES FOR THE DESIGN AND DEVELOPMENT OF THE WINNIPEG POLICE SERVICE HEADQUARTERS AT 266 GRAHAM AVENUE (FORMER CANADA POST BUILDING) IN WINNIPEG

URGENT

PLEASE FORWARD THIS DOCUMENT TO WHOEVER IS IN POSSESSION OF THE BID OPPORTUNITY

ISSUED: June 30, 2010
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THIS ADDENDUM SHALL BE INCORPORATED INTO AND FORMS PART OF THE REQUEST FOR PROPOSALS.

Template Version: A20070419

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

Add D10.11:

D10.11 Subconsultants whose services are considered to be low risk areas of work, at the discretion of the Consultant, are exempt from this requirement and may submit evidence of lower professional liability limits subject to review and approval by the Consultant.

QUESTIONS AND ANSWERS

Responses to Questions not yet answered will be included in further Addenda as the responses are developed.

Clause and Page numbering may be changed as a result of Addendum 15 revisions. Please read the revised clauses carefully.

- GQ81 100% design services are required as outlined in D5.1 with the proviso that we will prepare for a Bid Opportunity based on 30% design for an as yet to be determined Build Delivery Process by March 30, 2011.
- GA81 No, see Addendum 16
- GQ82 By March 30, 2011 we will deliver a set of documents representing approximately 30% of the design services with sufficient information for the bidders to provide a Guaranteed Maximum Price (GMP) and schedule to the City.
- GA82 No, see Addendum 16
- GQ83 We are assuming in our current fee proposal that two stages of work and two packages for tender will be prepared- one for the firing range and one for the Base building work.
- GA83 Only one Bid Opportunity will be prepared for the entire project.
- GQ84 We are assuming that there will be a delay in the delivery of services during the bid and review process after March 30/2011. As we do not know what the nature of the bid process will be, our proposal will assume 4 months for the award to the builder. After that time the team will work with the builder to finalize details, schedules, and working drawings to suit the builders GMP.
- GA84 The Consultant will provide 100% working drawings to be included in the Bid Opportunity. See Addendum 16.
- GQ85 LEED services have been removed from the proposal. As the Integrated Design Process is still referred to in the RFP, we are assuming that the City will now be hiring their own LEED consultant who will come on board at the same time as the design team.
- GA85 The City does not intend to pursue LEED Certification on this project. See Addendum 16.
- GQ86 The current budget for this project is \$104,000,000.00 for approximately 456,472 square feet of space as outlined in draft program provided in Addendum No. 10 plus the parking level.
- GA86 The entire program of requirements is to be designed to the budget.
- GQ87 We will provide a normal scope of services during construction phase- as per D-5.1.
- GA87 Scope of Service details are described in D5.
- GQ88 Our contract and insurance coverage will end in August, 2016.
- GA88 Yes.
- GQ89 Not included in the budget:

- Helipad;
- 26 exclusions as noted on page 1.4 of the Shindico Reality Inc. Canada Post Feasibility Study for Winnipeg Police Service as follows:
 1. FFE (Fitments, Furniture and Equipment).
 2. Building Signage and Artwork.
 3. Landscaping Interior and Exterior.
 4. Costs to purchase the existing building from the Post Office.
 5. Any site surface work costs. New mechanical site services are included.
 6. Architects, Engineers Agents and Consultant Fees and Services.
 7. LEED and Commissioning Agent fees.
 8. Removal of existing Post Office Equipment
 9. Development and zoning permits and fees.
 10. Building Permit.
 11. General contractor performance bonds (have included for sub trade bonding on sub trade values over 60,000).
 12. General contractor and sub trade labor and material payment bonds.
 13. Moving, storage, and/or handling of existing Police Service equipment and files.
 14. Owner soft costs including legal, accounting and specialists.
 15. Financing.
 16. Any costs associated with Police Service Parking at Library or any surface lots other than parking within this Post Office building.
 17. Removal of contaminated soil material.
 18. New boilers.
 19. New escalators.
 20. Schedule acceleration costs.
 21. Escalation costs. This budget was prepared using 2009 costing.
 22. Cash allowances.
 23. Any work to existing Post Office Tower office floors. Main floor work to tower in included.
 24. New wall around parking area in basement note 4 on drawings
 25. Replacement of existing east and west windows.
 26. Window coverings.

GA89 See D4.2 Addendum 15 Request for Proposal.

GQ90 Please confirm our understanding of 100% design. We understand that to be a complete construction document package, drawings and specs, complete with a full range of contract administration services. We are not preparing documents for a design-build opportunity.

GA90 This is not a design build project. Consultant will complete 100% drawings and assist the Project Coordinator with Contract Administration services. See D4.1 and D5.1(f).

GQ91 We have been reviewing the scope of work and are looking for confirmation of the following.

- a) Existing Facility Surveys – understood to be reviewing existing operations at various locations and the proposed building site. WPS will provide existing building drawings.
- b) Special Studies – to be additional to the current scope of work (additional fees) as required, but coordinated and administered by the successful proponent.
- c) Are you expecting Legal Surveys and Geotechnical to be part of our fee? Will this be an additional service on an as need basis coordinated by the successful proponent and an additional fee?
- d) We expect to define in our methodology the scope of our special models and computer presentations. We cannot provide an open ended service for this scope of work
- e) Are you expecting civil work to be required on this project?

GA91

- a) WPS will provide any drawings that are available.
- b) Fixed fees shall include all Scope of Services as detailed in B5.1.
- c) Yes we are expecting it to be part of the fixed fee. No additional fees are expected.

e) Yes, as determined by the Consultant.

GQ92 In Addendum No. 16, D13.1(a) it is stated that there is a requirement for: approximately 80% planning, programming, design and specification documents for inclusion in the Bid Opportunity document by April 15, 2011. Could you please clarify whether this is for the Design and Specification Development phase or, the Contract Document phase?

GA92 Contract Document phase.

GQ93 In Addendum No. 16, D13.1(b) it is stated that there is a requirement for: 100% planning, programming, design and specification documents by July 15, 2011. Please clarify that this is for 100% of the design development as 100% of the working drawings is not feasible.

GA93 100% Design and specification documents and working drawings (Contract document preparation) are required by July 15, 2011.

GQ94 D10.2 Insurance stipulates that the sub-consultants involved in the project shall provide and maintain \$2,000,000.00 professional errors and omissions insurance per claim subject to a minimum \$2,000,000,000.00 aggregate. We would like clarification that this requirement pertains only to the major sub-consultants such as Structural; Mechanical; Electrical; Environmental (hazardous materials); Quantity Surveyor and Programming and not to sub-consultants with minor fees such as Acoustic; Code; Landscape; Laboratories; and Elevators.

GA94 See Addendum 17.