



72-2022 ADDENDUM 3

CONSULTING SERVICES FOR FEASIBILITY STUDY FOR MILLENNIUM LIBRARY PARKADE – 251 SONALD STREET

URGENT

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

ISSUED: March 24, 2022
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THIS ADDENDUM SHALL BE INCORPORATED INTO THE BID/PROPOSAL AND SHALL FORM A PART OF THE CONTRACT DOCUMENTS

Template Version: Add 2021-03-05

Please note the following and attached changes, corrections, additions, deletions, information and/or instructions in connection with the Bid/Proposal, and be governed accordingly. Failure to acknowledge receipt of this Addendum in Paragraph 10 of Form A: Bid/Proposal may render your Bid/Proposal non-responsive.

PART D – SUPPLEMENTAL CONDITIONS

Delete: D4.1(b) (x)

Revise: D4.1(b)(viii) to read: In order for the proponent to properly investigate, analyze and validate the options, consultation with Civic departments is required to assess any service level impacts to the City or stakeholders in the downtown, operational impacts, or benefits resulting from the options being explored in the feasibility study.

Clarification of D4.4: The consultant will only conduct a cost/benefit analysis on options that are technically viable. The consultant is responsible to assess and document whether each option is technically viable.

D4.4(b): This is meant to be the same type of parkade in the same location with, at minimum, a heated parkade with the same stall count, and incorporate any requirements associated with the City’s Green Building Policy, Universal Design Standards and Climate Action Plan as outlined in the RFP.

QUESTIONS AND ANSWERS

Q1: Re: D3.11 – For the sell option, does the city have an evaluation of the property or is this something that we would have to obtain?

A1: We want to clarify that the City may elect, at a future date, to undertake a market evaluation for the sale of the parkade once the City’s Legal Department identified whether there are any legal constraints associated with selling the parkade.

Q2: Re: D3.11 – Similarly, for the construct new option, does the cost of the land have to be considered?

A2: No, the build new option would be in the same location if feasible. As with the demolish option, we want the successful consultant to recommend if these options are feasible or not prior to conducting a cost/benefit analysis of the options.

Q3: Re: D4.1(b)(ii) – Will destructive testing be required to “validate” services (assuming water and sanitary)?

A3: Coordinating with City departments is anticipated and the successful proponent would make recommendations with regards to testing.

Q4: Re: D4.1(b)(ii) - What are they expecting for the communication network review? This is typically provided by City of Winnipeg IT services.

A4: City I.T. would advise of any I.T. requirements for each option being explore. Of note, when validating existing site conditions, any communications or other requirements needed from various City departments will be provided.

Q5: Re: D4.1(b)(iii) - Does the City have a current inventory? Is the expectation to have drawings included with the study and/or a listed inventory? Or is this just information that is considered when preparing the C/B analysis?

A5: We are expecting the consultant to develop a list of the current inventory of shared systems with coordination with City Departments and then be able to assess the impact on shared systems with any options in the feasibility study. For the Class 4 estimate to be done for the feasibility study we do not require drawings in order for it to be classified as a Class 4 estimate but if the consultant thinks this is needed to properly assess the options they can be included.

Q6: Re: D4.1(b)(iv) - Is this something the City legal will participate in? Or is the intent that the consulting group determine property lines, legal agreements, etc.?

A6: While we want the consultant to ask the right questions relating to legal requirements for any options explored, the City will coordinate responses from our Legal Services department. Should the option to sell the parkade be established as being viable, the City will provide the Legal Services commentary on any constraints that exist for selling the property.

Q7: Re: D4.1(b)(v) - All hazardous materials? Soil remediation?

A7: All options shall meet Provincial Regulations as warranted. This would particularly apply (and perhaps only so) if the City sold the property.

Q8: Re: D4.1(b)(vi) - Is this a Code review?

A8: The consultant should determine pertinent requirements and advise what the prevailing requirements dictate for redevelopment, sale, etc, in the context of various options.