



ADDENDUM NO. 2 RFP NO. 507-2004

The Development and Operation of the Plaza Space, located on the Esplanade Riel Pedestrian Bridge, for Specialty Retail, Food Services, Tourism, or other Innovative Purposes

URGENT

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

ISSUED: December 17, 2004
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THIS ADDENDUM SHALL BE INCORPORATED INTO THE REQUEST FOR PROPOSAL AND SHALL FORM A PART OF THE CONTRACT DOCUMENTS

Template Version: Ar20040901

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.

At the Bidders' Conference attention was drawn to the following clauses in the RFP document:

Form A: Proposal and Form B: Proposed Rent and Interior Improvements

- Ensure forms are completed in full
- **Note that the Submission Deadline is 4:00 p.m. January 10, 2005**

Part B - Clause B13 – Business Plan

- (i) – (xiii) – complete as possible
- include enough information for the City to fully understand your idea
- the scope for this RFP encourages different usages of the space
- Within RFP period – a conceptual drawing would be acceptable
 - Well laid out
 - Proposal fit out c/w materials
- Estimate of fit out cost
 - If you include City investment the cost estimates must be very well defined
 - Estimate of cost must be firm

Clause B19 – Evaluation

- Read carefully and understand
- Overall score of bid with financial return, to the City, would be more favourable
- A direct investment by a Bidder would be more favourable

Clause D3 Duration of Contract

- Term of contract can vary

The following points were made regarding the development of the Interior Space

- Proposed design must be in keeping with the design standards for the Bridge
- Prefer Contractor pays for interior improvements
- The City would require financial guarantees for any investment to be made by the City
- HVAC will be dependant upon design, but the cost will be covered by the City
- The Bid should include the development of the utilities beyond the rough in to the final locations.
 - Contractor is responsible for distribution
- The City is going to market with the existing space
- Each bidder will have their own Idea
- The canvas ceiling was in the architects rendering, but there are no pre-set requirements
- Respecting the design standard may not easily allow for some finishing ideas

Question - How would air intake work?

- **The air handling (intake and exhaust) is intended to occur through louvres in the north wall of the Plaza Space with electrical air handling and furnace equipment**
- **Bid should include the cost of the design and installation of the HVAC, Air make-up & return**
- **When final designs are formulated the HVAC will be examined with the Contractor**
- **The Bid should include all improvements needed to finish the Plaza Space from its current condition to a finished space**

Question - Is the sprinkler system roughed in, or how would it be approached?

- **There is sufficient water service capacity to support the operation of a sprinkler system should same be required**

Question - Will there be a leasehold allowance for things that become part of the real estate?

- **The City is prepared to consider all submissions relative to the completion of interior improvements within the Plaza Space which are prepared in accordance with the RFP parameters**

The following points were made regarding Vehicular Traffic & Parking

- Vehicular traffic is not a permitted use of the Bridge
 - Except for deliveries of merchandise and supplies to the Plaza Space and emergency vehicle access off Water Avenue via the pathway to the Plaza Space
 - Proposed times for deliveries to the Plaza Space should minimize disruption to pedestrian traffic
- The RFP includes no provision for parking
- The City is not representing that there is any parking included in the RFP.
 - The City of Winnipeg Parking Authority has determined that there is sufficient on street parking on Rue Tache & immediate neighbouring streets within a 2 block radius
 - 50 or 60 stalls are available
- There is parking at the Forks
 - No arrangements are made between the Forks and the City of Winnipeg
 - If the proposed museum is built it may be more difficult to park
 - Development of the Forks site is evolving

Question - Are they keeping the parking lot clean adjacent to the Bridge?

- **The City is currently examining this matter**

Question - Who will be responsible for Maintenance related to graffiti?

- **The Public Works Department is prepared to arrange for the removal of graffiti from the bridge as part of routine bridge maintenance**

Question - Is the City attempting to recover the construction costs of the Bridge?

- **The City is not expecting to recover the cost of constructing the bridge in the bid proposal**

Question - Is it normal in the marketplace to rent per/sq ft?

- **Yes, it is usual to advertise commercial space on a per square foot basis**

Question - Are operating costs relative to the Plaza Space are the Contractors responsibility?

- **Yes, the Contractor is expected to pay all operating costs associated with the Plaza Space as part of its bid**

Question – What are the taxes?

- **Realty taxes are payable by the Contractor and are estimated in D20.4**
- **Taxes are based on a typical comparable space**

Question – What is the availability of the space?

- **Pending acceptance of a Bid, the Plaza Space would become available upon the execution of a final contract document**
- **It will dependant upon the Proposal**

Question - Is the floor plan available in pdf or CAD?

- **Yes, please see drawings which form part of this addendum**

Question - Are the set of drawing of the restaurant layout available?

- **Yes, please see drawings which form part of this addendum**

Question - What is the specific technical status of completion of the roughed in services?

- **Please see drawings which form part of this addendum**

Question – Is it intended that the beams will be removed upon the completion of the interior walls within the Plaza Space?

- **There are beams temporarily bracing the shell pending the completion of the supporting walls**
- **The design and financial responsibility of these walls should be part of the proposal**

Question - Does the City have existing contractual arrangements with the architectural firms with relation to the Bridge?

- **The City has paid for the architectural design and services and is the owner of the design and plans**
- **There are no contractual arrangements which restrict the City's ability to complete interior improvements within the Plaza Space**
 - Later in process the final layout and design are subject to City approval
 - There are not limitations to what the City can expect

Question - Is public access to washrooms part of the proposal submission?

- **Although the contract specifications do not require the contractor to provide public access to the washrooms, the City requires that the public will not be restricted from using the washrooms**
- **No requirement for guaranteed public access, but it should be addressed in the proposal**

In summary, this is an exciting opportunity. Potential Bidders should consider the location in proximity to The Forks, the potential of the Human Rights Museum and the announcement of housing projects on Waterfront Drive as indicators of the direction of the area.

Please see the attached drawings

- 507-2004_Addendum_3_Drawing_301-R2.pdf
- 507-2004_Addendum_3_Drawing_315-R1.pdf
- 507-2004_Addendum_3_Drawing_316-R1.pdf
- 507-2004_Addendum_3_Drawing_317-R1.pdf
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- 507-2004_Addendum_3_Drawing_326-R1.pdf
- 507-2004_Addendum_3_Drawing_327-R1.pdf
- 507-2004_Addendum_3_Drawing_330-R1.pdf
- 507-2004_Addendum_3_Drawing_331-R1.pdf
- 507-2004_Addendum_3_Drawing_332-R1.pdf
- 507-2004_Addendum_3_Drawing_333-R1.pdf
- 507-2004_Addendum_3_Drawing_801-R2.pdf
- 507-2004_Addendum_3_Drawing_802-R2.pdf
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- 507-2004_Addendum_3_Drawing_0100071302-DWG-SKE10-R0.pdf
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- 507-2004_Addendum_3_Drawing_for_Loop_3_Loop_6-R0.pdf
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