



924-2010 ADDENDUM 2

REQUEST FOR PROPOSAL FOR AN OWNER ADVOCATE/PROJECT MANAGER FOR A TRANSIT BUS PARKING AND SERVICING GARAGE DESIGN-BUILD PROJECT

URGENT

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

ISSUED: April 26, 2011
BY: Coleen Groening
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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: Ar20070420

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: **B19.1 (b) to read:**

B19.1 Award of the Contract shall be based on the following evaluation criteria:

- | | |
|---|-------------|
| (a) compliance by the Bidder with the requirements of the Request for Proposal or acceptable deviation therefrom: | (pass/fail) |
| (b) qualifications of the Bidder and the Subcontractors, if any, pursuant to B13.2(a) : | (pass/fail) |
| (c) Fees; (Section B) | 30% |
| (d) Experience of Bidder and Subcontractor, if any; (Section C) | 20% |
| (e) Experience of Key Personnel Assigned to the Project; (Section D) | 30% |
| (f) Project Understanding and Methodology (Section E) | 20% |

PART D – SUPPLEMENTAL CONDITIONS

Revise: **D5.3(b)(i) to read:**

- (i) Prepare a design criteria package used to furnish sufficient information to permit Design Build Proponents to prepare responses to the Request for Proposal. The design criteria package will include performance based and prescribed criteria for the construction project including legal description of the site, survey information concerning the site, environmental impact study, geotechnical survey, interior space requirements, material quality standards, schematic layouts **and drawings** and conceptual design criteria of the project, costs or budget estimate, design and construction schedules, site development requirements, provisions for utilities, and parking requirements.

Note: The OAPM will ensure that the Transit Bus Parking and Servicing Garage meets the City's established targets. The design criteria are only intended to depict the overall intent of the project in terms of general design concept, the volume of the building, major architectural elements, the required performance of civil, structural, mechanical, plumbing, fire protection, electrical and other systems. Documents are preliminary in nature and are not intended to indicate or describe the scope of work required for the full performance and completion of the project.

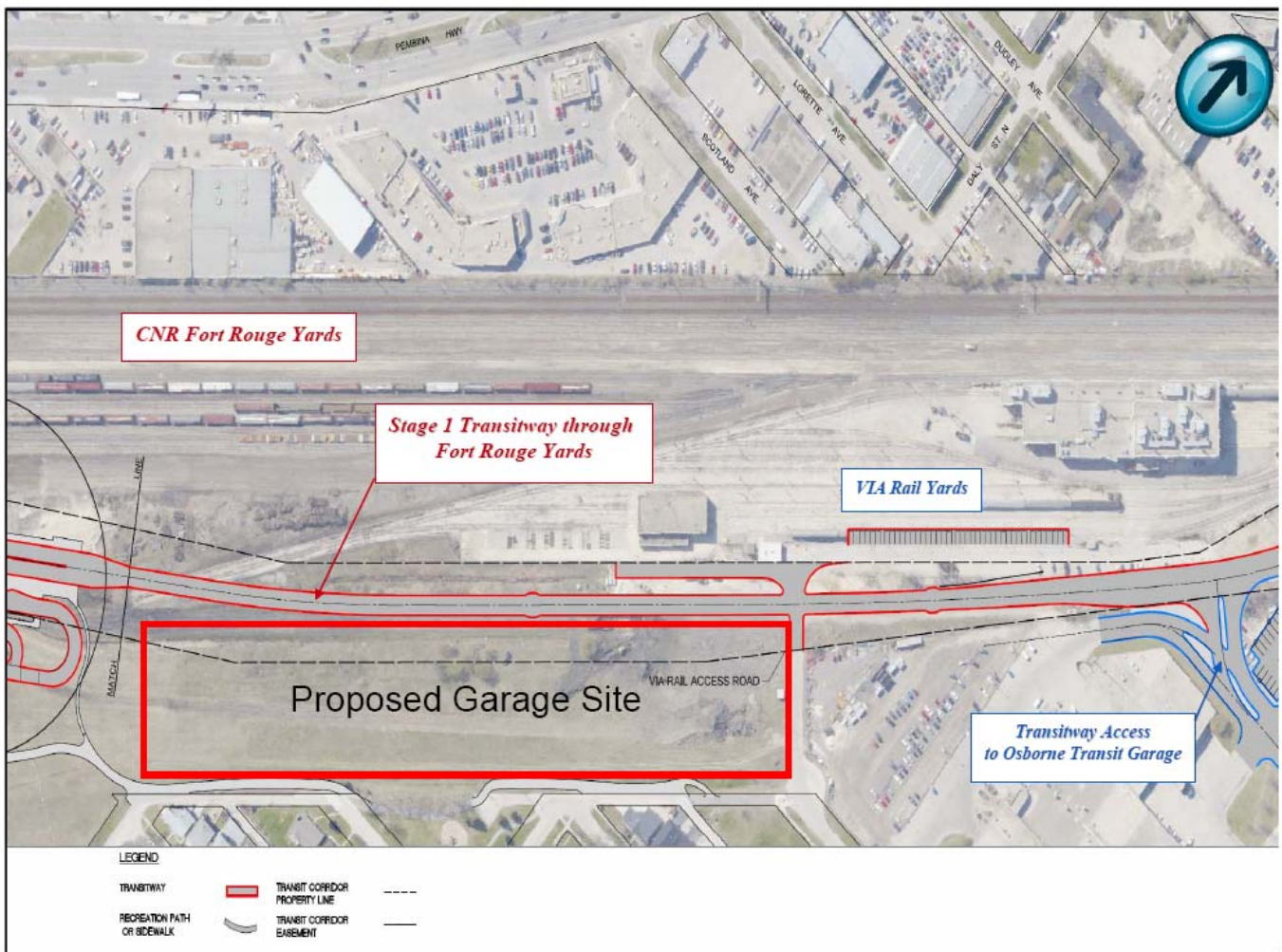
The Design-Builder and its consultants are intended to be the architects/engineers of record and as such are responsible for complying with all code regulations, government requirements and industry standards and shall be responsible for the proper execution, completion and turnover of the work.

Revise: D13.1 (a) to read:

D13.1 The Contractor shall achieve Total Performance of this Contract on **completion of the warranty period of the Bus Parking and Servicing Garage, expected to be September 30, 2013.**

DRAWINGS

Add: Site of Proposed Garage



QUESTIONS AND RESPONSES

#	Question	Response
1	Any other projects that the City has used this Owner Advocate model?	None equivalent.
2	How would the OAPM handle unforeseen delays in the project beyond the advocate's control?	Delays would be handled the same way as in any other project of this type.
3	Does this project depend on Federal and/or Provincial Funding?	Yes, funding sources include Manitoba Winnipeg Infrastructure Program (MWIP) and Federal Gas Tax.
4	Is there an estimated budget available for the building?	The building is expected to cost in the \$150 to \$200 per square foot range.
5	Is there an estimated budget available for the OAPM?	This is included in the overall cost of the building.
6	Who would handle the environmental approvals?	The OAPM will provide this.
7	Are the land surveys and geotechnical work included in this RFP?	The OAPM will provide this.
8	Are there any known risks on the property?	Unknown.
9	Is there soil contamination on the property?	Unknown.
10	How isolated should the site be from the residential?	The design of the bus parking and servicing facility should include provisions to minimize the impact of operations on the neighbouring residential areas.
11	The RFP states, "contractor shall" in numerous places. Should that be changed to, "OAPM shall?"	Yes, from clauses D5.6 to D14.1, the word Contractor can be replaced with the words Owner Advocate/Project Manager.
12	If, in the Bid Submission, timelines cannot be met, will the Bid be disqualified?	The OAPM must be prepared to perform its functions to meet the timeframes identified in the RFP document. If during the course of the selection process for the Design-Build consortium, the dates cannot be met, or if unforeseen delays occur during construction, the timeline for the OAPM contract will be adjusted.
13	Are the dates described in D12 drop dead dates that must be met, or can those dates be extended if money can be saved?	The critical stages described in D12 are the preferred dates for the completion of the two stages of the construction project. Time is of the essence in this project and operational concerns are driving the timeframes; however, the costs and benefits of alternative schedules would be considered and decisions would be made in the best interests of the City.
14	How soon would the award be made after the submission deadline?	An award of contract for the OAPM will be made as quickly as possible and is expected to be within the time specified in Section 10 of the Proposal Submission.
15	Is an April 20, 2011 submission deadline realistic?	Addendum 1 changed the closing date.
16	Issuing of an RFQ for the design/build is another step in the process. Is this more work for the OAPM?	Yes, this work is included in D5.3 B, Preconstruction Services
17	Will Transit provide office space for the OAPM and others to set up?	No. The OAPM will be responsible for their office space if required.
18	Will the site plan showing the concept drawing be circulated?	No. This is strictly a conceptual exercise and there is no assurance that this specific layout is possible or practical on the site. The layout concept will be determined by the OAPM with input and approval by the City during the Preconstruction Services phase of the OAPM contract in section D5.3 (b) (i) .
19	Does the City own the property?	Yes.
20	Is there any information on the existing services near the site?	Limited information exists. The property has a water main and gas main that may have to be moved depending on the location of the

		building. A land drainage sewer has been installed on west side of the site to accommodate the first stage of the South West Rapid Transit Corridor.
21	What is driving the schedule?	Transit is at its capacity in the two existing garages and additional space is required.
22	Are there any previous reports for the proposed Transit Bus Parking and Service Garage?	No.
23	Are there any previous environmental investigations for the proposed site (i.e. a Phase 1 or Phase 2 environmental assessment)?	No.
24	Is a legal survey available for the site to define property lines?	No.
25	Are there any other reports or information available for the site, such as topographical surveys, traffic studies, zoning investigations, site layouts, etc?	No.
26	Is there a geotechnical study available for the Transit Corridor adjacent the site?	No
27	In our fee for this section, are we to include the costs of procuring such items as the environmental impact study, geotechnical survey and conceptual design etc., or is our fee only to include the management, procurement and overseeing such items?	Yes, fees must include the costs of procuring the environmental impact study, geotechnical survey, conceptual design, etc.
28	Section D5.3(c)(iii): Presumably the Design Builder will be providing the design that is subject of the review and that OAPM's role is to "Review the design to ensure <i>general</i> conformity with the project requirements..." The way it's presently written suggests that the OAPM has responsibility for ensuring design conformity. Can the working of this Section be revised to better reflect the intent?	The OAPM is expected to be responsible for ensuring that the Design-Build consortium's design conforms to the project requirements as they have been established by the OAPM in section D5.3 (b) (i), Preconstruction services.
29	Please provide the references to Section C in Sections D5.6, D7.1, D10.3, D11.2, D14.1, D.15.1 and D16.1.	The <i>General Conditions for Supply of Services</i> are available on the Information Connection page at The City of Winnipeg, Corporate Finance, Materials Management Division website at http://www.winnipeg.ca/matmgt/gen_cond.stm
30	Are there sustainability or green building targets (i.e. LEED) that the City wishes to achieve with this project?	Yes, the OAPM will be expected to include appropriate language in the performance requirements of the RFP for the Design-Build Consortium.
31	RFP Sections 19.5 and 19.6 state the evaluation criteria for the Bidder and Subcontractors and Key Personnel. Will the evaluation be fore focussed on relevant experience of the OAPM on design-build facilities or will it be more focussed on experience with transit facilities?	Transit experience and experience with projects for facilities with similar use, size and complexity have been identified specifically in B19.5. However, all relevant experience will be considered.
32	Will the City consider withdrawing the	The costs of these due diligence surveys and reports will remain

	requirement to include the cost of the due diligence surveys and reports as part of the fixed fee?	within the fixed fees of the OAPM.
33	B10.2(c) – Looks like you're interested in construction cost. If our reference project is a study, do you want to see engineering fees instead?	This requirement is to assist in determining the scale of the reference project. If a study is being used as a reference and it formed part of a larger project, the overall project cost should be included. If the study was a stand alone project, the engineering fees should be quoted.
34	D5.3(c) – There is a number of notes about structural, mechanical, electrical, etc reports, construction inspection. It seems to imply that you're looking for the OAPM to provide full time resident services. However, this would be the role of the design/builder, not the OAPM. Are you looking more for milestone inspections, and the OAPM to package the design/builder weekly reports and provide comment?	These requirements are intended to ensure that adequate inspections are performed to confirm that all elements of the building are as per the designs submitted by the design builder and meet the established performance requirements.
35	Form B: Prices – You are asking for us to provide a lump sum for MRST, and it forms part of the Total Bid Price. B19.1 (c) indicates we will be evaluated on the "fees" . I would appreciate clarification that we will not be evaluated on the MRST portion, as that is something that is out of our control. A bidders MRST estimate is based on how much detailed engineering design they expect to provide, and bidders may interpret the Manitoba government requirements differently. This would affect the Total Bid Price. When you evaluate the "fees", will it be exclusive of MRST?	The MRST will be included in the consideration of the fees costs.
36	Will there be any kind of a steering committee during the preconstruction services phase that we will be meeting regularly with to define the design for the design/build RFP, or will it mainly be working directly with the Contract Administrator?	There will be a Transit team to validate the space requirements and assumptions and finalize the contents of the design criteria package. The Transit team will be headed by the Contract Administrator.