



July 10, 2019

ADDENDUM No. 1

Request for Proposal CS-19-07 CONSULTING SERVICES – DETAILED DESIGN FOR PUBLIC SAFETY OPERATIONS BUILDING

*The addendum is being issued prior to the closing of the Request for Proposal (RFP) to provide further information, make changes to, or to clarify the RFP Documents and is to be read, interpreted and coordinated with all other parts of the RFP Documents. In the case of a conflict with the balance of the documents, this Addendum shall govern. **Proponents shall attach a signed copy of this addendum to their proposal submission, failure to do so may result in a non-compliant proposal.** This addendum shall form part of the Contract Documents.*

This addendum is being provided in clarification to RFP CS-19-07 released July 5, 2019.

QUESTION 1: What is the hard construction budget of the Project? Architects require this information to provide fees in accordance with the AIBC.

ANSWER 1: The construction budget of the Public Safety Building is \$1,375,000 based upon the 2500sq ft conceptual design.

QUESTION 2: Does the new building need to be designed to post-disaster building code requirements?

ANSWER 2: Yes, the building is to be designed to post-disaster building code requirements.

QUESTION 3: Is there a sustainability target for the project such as LEED? Or does it only need to comply with the BC Building Code?

ANSWER 3: There is no LEED or other sustainability target identified for this project. The project needs to comply with the BC Building Code and with any other requirements from the AHJ (Authority Having Jurisdiction).

QUESTION 4: Does the Regional District have an anticipated target date for construction completion?

ANSWER 4: The construction contract must be substantially performed and occupancy granted by June 30, 2020, with all deficiencies to be corrected and the project deemed totally performed by July 31, 2020.

QUESTION 5: Is there a site survey readily available to the successful proponent? Or are we to include it as part of our proposal and work plan schedule?

ANSWER 5: A legal site survey is readily available and will be provided to the successful proponent.

QUESTION 6: Does the site have any existing utilities/services?

ANSWER 6: Services and utilities are near the site, but proposals must include a civil engineering discipline to determine where power, incoming water, and outgoing sewage will go, in addition to determining site water management and where all runoff will go.

QUESTION 7: Is there a requirement for a Landscape Architect?

ANSWER 7: There is a \$40,000 allowance in the approved construction budget for the landscape construction, including but not limited to: seeding, topsoil, and landscape plants. Proponents are to determine if they need to carry a landscape architect to ensure full landscape coordination with site works, civil works, sidewalks and curbs, and indicate as such in their proposal.

QUESTION 8: What is the 20' x 20' tower base indicated on the concept drawings? Is this included in the project?

ANSWER 8: The tower base dimensions shown in the concept design drawing in the RFP have been revised from 20' x 20' to 24' x 24'. The tower base will support a 150' self-supporting emergency communications tower. The tower construction is anticipated to be completed no later than October 31, 2019. The Public Safety Building design and construction must not interfere with the tower. A cable port is required to be installed in the building wall closest to the tower, leading into the Communications Room. Final details on port location will be discussed with the successful proponent. The design requirements do not include the running of power or fiber between the building and the tower.

QUESTION 9: Are proponents required to register with the Regional District for the July 17th site visit?

ANSWER 9: Proponents who attend the Mandatory Site Meeting will be required to register as attending the Site Meeting on the Regional District Site Meeting Sign-In form.

QUESTION 10: Please clarify the Mandatory Site Meeting, is it Wednesday, July 17 2:00pm or Thursday, July 18 2:00pm? (the RFP shows 2:00pm Thursday, July 17, 2019)

ANSWER 10: The Mandatory Site Meeting is scheduled for 2:00pm Wednesday, July 17, 2019 at the Site.

QUESTION 11: Is the building to be designed to provide for the ability to use an external power source/generator as a back-up power source?

ANSWER 11: Yes. The Public Safety Building will have a back-up power source in the form of a generator. The building design will need to include the ability to power the building using a generator power source with auto switch-over on power failure to the generator.

QUESTION 12: Is there a requirement to provide grounding to the building?

ANSWER 12: Yes. The Public Safety Building will require a ground loop around the building and tied into the tower ground system that is being installed by the tower contractor. Tower grounding details will be provided to the successful proponent.

I/We hereby verify that we have considered this addendum in our proposal submission.

Proponent's Signature

Date

All inquiries relating to RFP CS-19-07 must be emailed to:
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