



833-2010 ADDENDUM No 2

REQUEST FOR PROPOSAL FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE DESIGN AND DEVELOPMENT OF THE WINNIPEG POLICE SERVICE HEADQUARTERS AT 266 GRAHAM AVENUE(FORMER CANADA POST BUILDING) IN WINNIPEG

ISSUED: December 03, 2010
BY: Coleen Groening
TELEPHONE NO. (204) 986-2491

URGENT

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

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.

PART A – PROPOSAL SUBMISSION

Replace: 833-2010 Proposal Submission with 833-2010 Addendum 2- Proposal Submission. The following is a summary of changes incorporated in the replacement Proposal Submission:

- Form A(R1): Revise Clause 11, Time.
- Form G2(R1): Revise expiry date on Page 2 of 2.

PART D – SUPPLEMENTAL CONDITIONS

Add D2.2.1 All cost estimates should be developed by the Contractor utilizing actual sub-trade involvement and/or their historical sub-trade pricing, as opposed to the use of unit price estimates.

Add D2.2.2 Contractor shall disclose any proprietary work, materials or methods recommended during the Phase 1: PreConstruction Services at the time of recommendation

Revise D2.2(a)(xi) to read:

D2.2(a) (xi) Confirm and submit a Total Price for Construction, ie. GMP (guaranteed maximum price). The Total Price for Construction (GMP) shall include a complete and detailed listing of all required construction costs to complete the Work. The Total Price for Construction (GMP) shall be based on the drawings and specifications developed and issued for construction of the Work by the design consultant. The Total Price for Construction (GMP) shall be open-book using competitive pricing based on actual Contractor and Subcontractor/subtrade/supplier prices and shall be based on a thorough understanding of the Project gained through the collaborative first phase of the Contractor's work and the Contractor's own experience. The Contractor shall consider in the Total Price for Construction (GMP): risks, Subcontractor/subtrade/supplier market and economic issues, construction methodology, and construction schedule to complete the Work by the specified milestone dates.

APPENDIX B

Appendix B – Division 01 General Requirements attached.

QUESTIONS and ANSWERS

Responses to all Questions will be included in Addenda as the responses are developed. Numbering may not be in sequence as a result.

QUESTIONS

Q1 Is this proposal open to all contractors?

A1 Yes.

Q2 Will there be no screening or prequalification process by the Winnipeg Police Services (WPS) to ensure that all respondents have the ability and capacity to complete such a major redevelopment to the existing Winnipeg Post Office building? Your section B18.1 states "that bidder shall be financially capable of carrying out the terms of this contract" How do you insure this occurs?

A2 Qualifications, including financial capability, will be evaluated in accordance with criteria outlined in B12 through B18.

Q3 Your title for the proposal call seems to suggest a design component ("Design and Development of the Winnipeg Police Service Headquarters"). We just wanted to confirm that there is no requirement from the respondents to this proposal to include any design services and that the WPS have engaged design consultants under a separate agreement. Please confirm.

A3 Design related activities are outlined in section D2.2 (a)

Q4 Item 11 of form A Proposal requests that our offer remains open for 180 calendar days yet item D15.3 states that "the City intends to award a contract by January 7, 2011." 180 days shall not then be applicable? Please confirm.

A4 D15.3 indicates that "The City intends to award a contract for Phase 1 by January 7, 2011". See Addendum 2, Form A, Clause 11, Time, which accommodates the Award of Contract for Phase 2.

Q5 As we read your proposal it appears that you are requesting pure construction management services during Phase 1 the Preconstruction period where a contractor will work in a team atmosphere with the owner and consultants as the project scope, project budget, and project schedule will be developed, however it appears to us that you do not want to commence any actual on site construction work until the full scope has been completed and all contract documents have been 100% completed, tender packages issued, tenders received and a firm price has been developed. Is this correct? If it is, it seems to us that you do not gain any advantages of a Construction Management Contract in time savings where construction ie asbestos removal, demolition, structural steel etc. can commence sequentially prior to final documents being completed.

A5 Yes.

Q6 What type of contract do you envision for this preconstruction work?

A6 A Contract for Construction Management Services for Phase 1 - Preconstruction.

Q7 Further to item B27.4.1 the City then has the option of awarding Phases 2 and 3 to another contractor, Is this the City's intent?

A7 If the City does not award Phase 2 and 3 to the successful Bidder for this Contract, drawing and specifications may be issued under a Bid Opportunity for construction under B27.4.1.

- Q8 What type of contract will the City issue for Phases 2 and 3 of this contract?
- A8 If awarded to the successful Bidder for Phase 1 of this Contract, Phase 2 and 3 will be awarded based on the requirements of this RFP and Bidder's proposal.
- Q9 In determining our costs and fee for phase one we will require firm time commitment dates of our involvement from the City for completion of Phase one. Item D16.1 states that 100% design and specification documents will be available by July 15, 2011. Are these Schematic Design Documents, Design Development Documents or Final Working Drawing Documents? Please advise. Our Costs and Fees are a function of time therefore it is important to know the duration of our involvement in Phase One as you have requested a lump sum quotation for this preconstruction work.
- A9 D16.1 (b) refers to final working drawings to be issued for construction.
- Q10 Once final Contract Documents have been completed by your consultants, is this the completion of Phase One as far as our Preconstruction services are concerned?
- A10 Once 100% design drawings and specifications have been issued for construction and all services listed in D2.2 (a) have been performed, Phase One Preconstruction services would be considered complete.
- Q11 Assuming Q10 is correct then do we take the completed contract documents and tender the sub trade work and work in an open book methodology with the City as we finalize all sub trade prices and compare same against your budget of \$80 million?. The costs of our general expense costs, the final tender sub trade costs and our fee will be the contract amount for Phases 2 and 3? Please confirm.
- A11 The Contractor will use the 100% design drawings and specifications issued for construction by the design consultant to obtain subtrade pricing as described. The contract amount for Phases 2 and 3 will also include the percent mark up as outlined in Form B.
- Q12 To compile our general Expense costs requested with the lump sum Phase two submission we will require a construction duration. Would we then assume that Phase 2 would start on August 1 2011 and that Total Completion would occur by July 31, 2014 or a total of 36 months?
- A12 Refer to D17 and D18 for Substantial and Total Performance dates.
- Q13 Is it the intentions of the WPS to move into this building sequentially therefore there will be several dates of occupancy and Total completion?
- A13 Staggered moves will occur before and after Total Performance date provided in D18. Shooting Range occupancy will be in accordance with Critical Stages in D16.
- Q14 Due to the extensive nature, detail and amount of requirements requested with our submission to your RFP we do not believe that 9 working days is sufficient time for us to properly research and develop our proposal to adequately respond to your request. Therefore we are hereby asking for an extension of time to allow us to properly respond fully and completely to your proposal request.
- A14 See Addendum 1
- Q15 At this time have you developed a project scope to match your estimated \$80million for Subcontractors listed in your Form B?
- A15 We are in the process of evaluating scope and budget.
- Q16 Are there a maximum number of pages allowed in our response to your RFP?
- A16 No.

- Q17 We are assuming that Bid Bonds and Performance bonds are only required for Phase Two as Phase One is basically only pure Construction Management work. Please confirm if you agree with our assumption.
- A17 Bid security is required in the proposal submission in accordance with B9.1(c). Performance Security is not required until Phase 2.
- Q18 Can you please explain your intent to evaluate all proposals received? We note that you shall be assigning percentages for each section of the required submissions (Bid Fee is valued at 40% and balance of submission is graded at 60%) will these guidelines be strictly followed by the City? Who will be the evaluators of the proposals submitted?
- A18 Yes, the guideline will be strictly followed. A representative from the consultant team may participate on the Evaluation Team with a multi-functional team of professional City staff.
- Q19 Are costs for building Furniture Fitments and Equipment included in your estimated budget allowance of \$80 million?
- A19 No.
- Q20 Would there be a reduced cost for building permits being a City owned Building? Also the City charges for building permits based on square footage of new or renovated building area. Can you please advise us an amount that we should carry for the City of Winnipeg Building Permits?
- A20 The City will be responsible for the building permit costs.
- Q21 At this stage before the total project scope is developed it is very difficult to calculate our general expense costs without knowing the intension of the project scope or the duration of construction. As an example what do we allow for temporary services if envelopes will be modified?
- A21 The general expenses are based on the draft program of requirements (Appendix A) and recommended work in the Canada Post Feasibility Study dated October 19, 2009 as per D2.6. See Addendum 2, Appendix B – Division 01 General Requirements for specifics of general expense inclusions.
- Q22 Will the City be carrying a project contingency to allow for unforeseen and unknown items? Traditionally renovated projects as large as this one shall have a lot of unknowns until demolition has occurred.
- A22 Yes.
- Q23 Has the City carried escalation costs in their \$80 million sub trade amount as original budget was prepared in summer of 2009.
- A23 No.
- Q24 Does the building have any hazardous materials or environmental non compliant materials or systems to be removed prior to construction?
- A24 Yes there are hazardous materials requiring abatement.
- Q25 Is the bid security 10% bid bond for the total \$80,000,000.00 plus.
- A25 The Bid Security is 10% of the Total Bid Price in accordance with B12.1a). Total Bid Price is the sum of items 1 to 5 on Form B: Prices.
- Q26 On form b prices - are items 1-4 included in the \$80,000,000.00 or are they extra, and the total bid price would be the total of item 1 to 5 inclusive.

- A26 Items 1 to 4 are not included in the \$80,000,000. The Total Bid Price is the sum of items 1 to 5 on Form B: Prices.
- Q27 We require that the submission date for the RFP be extended to Dec 16, 2010. We have issued questions that are pertinent to our response that have yet to be answered, Division 1 general requirements has yet to be issued and the bonding companies are requesting more time for their review on a project of this size and complexity.
- A27 Division 1 General Requirements see Addendum 2
- Q28 Item D19 of the Supplemental Conditions identifies Liquidated Damages that are applicable to the Contractor. Based on the status of the design and the project construction start date not being identified it is very difficult for the contractor to accept this risk as we cannot evaluate the schedule.
- A28 Phase 2 will be awarded in accordance with Form A: Clause 11. Commencement is in accordance with D15.
- Q29 Does the city have copies of the Builders Risk and Wrap-up Liability Insurances available for viewing for the CM. Our insurers are looking to review to ensure full coverage's.
- A29 These insurances are project specific and will not be available until the start date of Phase 2. Certified copies will be made available to the successful Bidder.
- Q30 Ref B11.1.2 Indicates that all .."small tools, and equipment and any other items required to perform the work of the contract" are included as disbursements costs. Please clarify that this only relates to performance of Construction Management services, and excludes that related to physical construction on site.
- A30 It also includes the performance of Construction Management Services and the physical construction on site during phase 2 and 3.
- Q31 Item B11.3.2/B11.3.3 – Please define scope adjustment in the context of the two items.
- A31 Scope adjustment would be a change request instigated by the City of Winnipeg for changes in program requirements, for example addition of video interview rooms. Change requests instigated by the Design Consultant or Contractor, for items such as code requirements, unforeseens, omissions would not be considered as scope adjustment.
- Q32 Item B11.1.2 This Pricing item is very vague in scope and can be interpreted in many ways. Can you please provide a defined scope for what costs should be included.
- A32 All disbursements required to complete the Work should be included. See Addendum 2, Appendix B – Division 01 General Requirements for specifics of general expense inclusions
- Q33 Item B17.2 (l) Expediting– Please define the context of the term Expediting?
- A33 It means a system in place which identifies potential delays and undertakes the necessary actions to ensure that all labour, materials and equipment are secured to ensure quality and timely delivery of goods and components.
- Q34 Supplemental Conditions D16 – Is it the intention to sequentially tender this project? When is work on site to begin?
- A34 It is not the City's intent to have the Construction Manager sequentially tender the work of Phase 2. The CM may request pricing from subtrades on an ongoing basis as drawing and specification information becomes available. Work on site should begin in accordance with D15.

Q35 Form B: Prices – Is the total bid price to be the sum of items #1-5?

A35 The Total Bid Price is the sum of items 1 to 5 on Form B: Prices.

Q36 Item 15.1 (b) and B16.1 (c) are these not the same pieces of information?

A36 B15 deals with this Project and time allocation of Key Personnel to this Project.

B16 deals with any projects other than this Project, that the Key Personnel may be assigned to in addition to this Project.

Q37 What will be the form of contract? The RFP includes a similar document to the City of Winnipeg standard. Is it the intention to have Phase 2 and 3 constructed as the CM acting as a GC instead of a CM?

A37 The Contract will be the City's standard form of Contract. The intention is to have construction proceed under Phase 2 and 3 with the CM acting as a GC.

Q38 You ask for us to include a performance bond at 50% of the contract price. Are we to bond only the Phase 1 portion of the CM contract? Or the full value of the project?

A38 The Performance Bond is 50% of the Contract Price for Work under Phase 2 and 3, in accordance with D12, which would not include Phase 1 Fees.

Q39 The documents indicate that Division 1 General requirements will be issued by addendum – When can we expect these?

A39 See Addendum 2.