



## **ADDENDUM NO. 2 RFP NO. 222-2004**

The Development and Operation of a Food Service Facility within the Plaza  
on the Esplanade Riel – Pedestrian Walking Bridge

### **URGENT**

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

ISSUED: May 27, 2004  
BY: Catherine Green /cg  
TELEPHONE NO. (204) 986-4097

**THIS ADDENDUM SHALL BE INCORPORATED  
INTO THE REQUEST FOR PROPOSAL AND  
SHALL FORM A PART OF THE CONTRACT  
DOCUMENTS**

Template Version: Ar20040218

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**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 10 of Form A: Proposal may render your Proposal non-responsive.**

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The following are the questions and responses from the Bidder's Conference held Wednesday May 19, 2004.

1. What are the anticipated Business and Property taxes for the site?
  - Taxes will be assessed consistently with other like businesses and properties in the area;
  - Value of tenant improvements will be a consideration.
2. Will it be necessary to provide public access to the washrooms?
  - Yes, see Clause E2.2.1(l).
3. What development has been completed by the City?
  - The shell;
  - The concrete floor is finished and heated;
  - The glazing and doors are complete;
  - The plumbing and electrical are roughed-in.
4. The Bid Opportunity mentions gas; is there natural gas on site?
  - No.
5. Will the City reimburse the Contractor for "fit-out"?
  - Our preference would be for the Contractor to bear the cost, but the document does allow for alternative proposals in Clause B19 of the RFP document.
6. Will the site be warm in winter?
  - It is designed such that the electric heat will be sufficient to keep it warm;
  - There is heat in the concrete floor;
  - The HVAC (Heating, Ventilation and Air Conditioning) System has the capacity for heating and cooling.
7. Is there still a requirement for bilingual (French/English) signage and staff?
  - Yes, see Clause E2.2.1(j) of the RFP document.
8. Will there be considerations for parking for the bridge.
  - We have done surveys through the Parking Authority and it has been determined that there is sufficient street parking to accommodate this venue.

9. Will there be access for deliveries from the West Landing?
  - Yes.
10. Why is there a condition of a 12:00 a.m. closing time?
  - It is the shared opinion of the Winnipeg Police Service and the City department that extended hours would increase the likelihood of an incident.
11. Would the Contractor be able to have café tables outside the venue?
  - Yes, on the north exterior ;
  - Must allow a minimum width of 3.1 meters (6.8 feet) pedestrian access.
12. What insurance is the Contractor expected to carry?
  - See Clause D13;
  - The City will carry insurance on the plate glass;
  - Cost will be dependent upon the Contractor, the improvements made and the value of the contents.
13. What about Security?
  - The Winnipeg Police Service has surveyed the bridge and will include it in their patrol.
  - It is the intent of the City that increased security will be addressed in the Bidder's proposals
  - See Clauses B18.7 and E2.2.1(i).
14. What about Graffiti?
  - It is easily removed from these surfaces;
  - There are crews regularly removing graffiti around the city.
15. Is the site zoned as Downtown or St. Boniface?
  - Downtown.
16. What are the acceptable noise levels?
  - See Clause E2.2.1(k);
  - 60 decibels.
17. Does the City know what the investment would be to "fit out" the space?
  - It would depend on the décor but, the estimates range from \$80 to \$300 per sq. foot.
18. Would any vehicles, other than gators or golf carts, be allowed for deliveries on the bridge?
  - For safety reasons these vehicles would be preferred, see Clause E2.2.1(h)
  - A ½ ton truck or van may be allowed with some limitations (ie. Time of day, escort)
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**Remove:** References to "gas" where they appear in Part D Supplemental Conditions, Clauses D11.1 and Clauses D 18.7.