



292-2023 ADDENDUM 3

PROFESSIONAL CONSULTING SERVICES FOR FACILITY REDEVELOPMENT OF THE CITY ARCHIVES BUILDING – 380 WILLIAM AVENUE

URGENT

**PLEASE FORWARD THIS DOCUMENT TO
WHOEVER IS IN POSSESSION OF THE
BID/PROPOSAL**

ISSUED: June 16, 2023
BY: Dennis Flores
TELEPHONE NO. 204 986-7046

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

Template Version: Add 2021-03-05

Please note the following and attached changes, corrections, additions, deletions, information and/or instructions in connection with the Bid/Proposal, and be governed accordingly. Failure to acknowledge receipt of this Addendum in Paragraph 10 of Form A: Bid/Proposal may render your Bid/Proposal non-responsive.

APPENDICES

Add: Appendix_D 2022 Asbestos Inventory

Add: Appendix_E June 7 and 8 Attendance

QUESTIONS AND ANSWERS

Q1: Under Section B10.1 Proponent and Subconsultant experience, 3 projects are required detailing the history and experience of Proponent and Subconsultants; is this intended to be three projects from each of the applicable Subconsultants listed in D3.3.2?

A1: Yes.

Q2: Typically to be truly independent, the building envelope commissioning consultant is engaged by the Owner, not the consultant, is this the intent? Section D4.1.11 (b) (iii) b. mentions the consultant engaging the Building Enclosure Commissioning Agent, but also describes the City as engaging the BECxA separately based on the consultant recommendation, please clarify this discrepancy.

A2: The Consultant coordinates the tender for commissioning agent. Together with the City they deliberate on the lowest responsive bid. The City creates a purchase order/contract requiring them to report to the City.

Q3: Is the Independent Commissioning Consultant identified in D3.3.2.(k) intended to provide Mechanical and Electrical systems commissioning specifically?

A3: Yes.

Q4: The recent accessibility upgrades (public washrooms in 2008, main entrance approach in 2010, main entrance and foyer in 2011) were compliant at the time of completion, does the City require that previous scope of work to be reviewed and upgraded to the latest version of the Manitoba Building Code?

A4: Yes.

Q5: Is the intent of the 72 hour turn-around time of meeting minutes identified throughout the project abstract that this be a turn-around time of 3 business days? A 72 hour turn-around time can be problematic where long weekends and civic holidays occur.

A5: 3-business days.

Q6: No landscaping scope appears to be included in the project description, what is the scope required of the Landscape Architect role in the project team under D3.3.2 (e)?

A6: The client could discuss this post tender contingent on funding availability.

Q7: Item D4.1.7.f references a similar facility tour. Are we to assume this would be within the City of Winnipeg?

A7: Yes.

Q8: Further to our previous question on BECxA, Item D4.1.11.b.iii.b references a Whole-building Air Leakage Test. Would this be by separate contract?

A8: See answer to Q#2.

Q9: Would you consider extending the closing date by one week?

A9: If required, yes.

Q10: Is a back up generator required for the vault?

A10: This issue is part of your response to the proposal.

Q11: Asbestos containing materials were mentioned on site, can you provide the latest asbestos inventory by addendum?

A11: Yes

Q12: Is the abatement scope of work by the G.C., and therefore is an environmental consultant to be included on the consultant project team?

A12: Yes, with the City Asbestos Group hiring the environmental consultant to work with the consultant and GC.

Q13: What is the intended construction budget for the project? There appears to be a discrepancy between the consultant fee allocated in section D4.3 (\$475,000) and the construction budget, which though unconfirmed, varies substantially from source to source (\$18.54M in Appendix C, \$6.47M in Appendix A.)

A13: \$6.47M.

Q14: Our team is concerned that the consultant fees available (section D4.3) for the project may not be sufficient to carry out the project per the scope of services outlined in the RFP. Would submitting a fee beyond those allocated in the RFP result in disqualification?

A14: No.

Q15: Is any work anticipated to the exterior, or is all work confined to the building's interior?

A15: This issue is part of your response to the proposal.

Q16: Based on the magnitude of the project and the size of team required, can you confirm whether the \$475,000.00 available in D4.3 is for pre-design through to post-construction?

A16: This is further elaborated in the RFP.

Q17: Can an updated construction budget be shared?

A17: This is further elaborated in the RFP. See answers to Q#s 13 & 14.