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11 Laurier St. / 11 rue Laurier
Place du Portage, Phase III
Core 0B2 / Noyau 0B2
Gatineau, Québec K1A 0S5
Bid Fax: (819) 997-9776

SOLICITATION AMENDMENT MODIFICATION DE L'INVITATION

The referenced document is hereby revised; unless otherwise indicated, all other terms and conditions of the Solicitation remain the same.

Ce document est par la présente révisé; sauf indication contraire, les modalités de l'invitation demeurent les mêmes.

Comments - Commentaires

Vendor/Firm Name and Address
Raison sociale et adresse du
fournisseur/de l'entrepreneur

Issuing Office - Bureau de distribution
Consultant Services Division/Division des services
d'experts-conseils
11 Laurier St./11 Rue Laurier
3C2, Place du Portage
Phase III
Gatineau, Québec K1A 0S5

Title - Sujet West Memorial Building	
Solicitation No. - N° de l'invitation EH900-160145/A	Amendment No. - N° modif. 005
Client Reference No. - N° de référence du client 20160145	Date 2015-09-04
GETS Reference No. - N° de référence de SEAG PW-\$\$FE-172-67759	
File No. - N° de dossier fe172.EH900-160145	CCC No./N° CCC - FMS No./N° VME
Solicitation Closes - L'invitation prend fin at - à 02:00 PM on - le 2015-09-18	Time Zone Fuseau horaire Eastern Daylight Saving Time EDT
F.O.B. - F.A.B. Plant-Usine: <input type="checkbox"/> Destination: <input type="checkbox"/> Other-Autre: <input type="checkbox"/>	
Address Enquiries to: - Adresser toutes questions à: Boujenoui(fe172), Nabil	Buyer Id - Id de l'acheteur fe172
Telephone No. - N° de téléphone (819) 956-6145 ()	FAX No. - N° de FAX () -
Destination - of Goods, Services, and Construction: Destination - des biens, services et construction: West Memorial Building 344 Wellington Street Ottawa, Ontario	

Instructions: See Herein

Instructions: Voir aux présentes

Delivery Required - Livraison exigée	Delivery Offered - Livraison proposée
Vendor/Firm Name and Address Raison sociale et adresse du fournisseur/de l'entrepreneur	
Telephone No. - N° de téléphone Facsimile No. - N° de télécopieur	
Name and title of person authorized to sign on behalf of Vendor/Firm (type or print) Nom et titre de la personne autorisée à signer au nom du fournisseur/ de l'entrepreneur (taper ou écrire en caractères d'imprimerie)	
Signature	Date

This Amendment is issued to correct the following:**Question 006:**

Section 2.1 Intent - It states "Translate project requirements into space parameters". Will the work in PD 5 Program be completed by project start-up? How can the consultant team assess the level of effort for this task?

Answer 006:

"Translate project requirements into space parameters" (Required Services (RS) 2 Schematic Design, 2.1 Intent) is a general statement, referring to preparation of scaled drawings. PD5 Program includes four sections: 5.1 Functional Program, 5.2 Abatement and Selective Demolition, 5.3 Heritage Protection, and 5.4 Temporary works. A functional program may be developed for a future project, but will not be part of this Project. However, the remaining sections in PD5 Program refer to work by the consultant for this Project.

Question 007:

Section 3.4.8 Sustainable Design - Will the energy analysis and energy budget be prepared by the PWGSC consultant?

Answer 007:

The preparation of the analysis is included in the Required Services for this Project and will not be the responsibility of the Environmental Consultant.

Question 008:

Section 3.4.9 Security - How is Security Infrastructure to be determined in the absence of stakeholder requirements?

Answer 008:

Please amend the following sections of the Project Brief:

(1) Description of Project (PD) 3 "Project Background ""

Delete:

PD 3.9 Security

The security system consists of two major components: Security Guards control the main egress manually at the front entrance; and intrusion alarms on the exterior doors. The existing system is to be maintained throughout construction.

Insert:

PD 3.9 Security

The existing security system consists of Security Guards who control the main egress manually through the loading dock entrance adjacent to Bay Street. The four main entrances are kept locked at all times.

(2) Description of Project (PD) 4 “Existing Documentation”, Section 4.2 “To be made available to Successful Proponent”:

Insert:

- Base Building Infrastructure – Security Review (Corporate Security Directorate, PWGSC) - 2013

(3) Description of Project (PD) 5 “Program”, Section 5.5 “Security”:

Insert:

5.5 Security

Stakeholder requirements will be based on initial recommendations in the document “Base Building Infrastructure – Security Review)” as follows:

5.5.1 Perimeter Main Entrance Doors: Alternative to Astragals

In order to protect the latch/door hardware from forced attack or manipulation, hardware is to be reviewed and modified to protect the existing latch and door hardware, in order to comply with RCMP G1-010 “Security connotations of the 1995 National Building Code” & RCMP G1-018 “Door & Frame Hardware”. Note that the Main Entrance Doors are character-defining elements.

5.5.2 Perimeter Main Entrance Doors: Self-Closing Devices

It is recommended to repair the existing mechanism or secure the hatch with a new locking mechanism that meets RCMP standards. As per RCMP Guide G1-010 “Security Connotations of the 1995 National Building Code”, “every door in a fire separation, other than doors to freight elevators and dumbwaiters, shall be equipped with a self-closing device designed to return the door to the closed and locked position after each use”. Note that the Main Entrance Doors are character-defining elements.

5.5.3 Annunciator Panels

These panels should be linked together and relayed to the Guard Post for an immediate response from Security. A third party company located off site should be used for consistent and continuous monitoring (i.e. fire alarms, smoke detection, etc.). Smoke detectors are in disarray and require cleaning to ensure that they are all functioning properly. Before implementing a third party company to monitor these alarms, confirmation is required to ensure all are operational.

5.5.4 Door Contacts

It is recommended to review all door contacts within the building and provide new wiring, to ensure all are functioning properly and remove and replace any defective units. These items are required to be up to RCMP standards.

(4) Description of Project (PD) 8 "Consultant Services", Section 8.3 "Engineering and Specialty Services":

Insert:

- Security

(5) Required Services (RS) 1 "Pre-Design Stage", Section 3.1 "1.3 Deliverables"

Insert:

- Assessment of security system

Question 009:

Section 4.2 General - Please provide PWGSC turn-around time for submission reviews.

Answer 009:

Two weeks are planned for submission reviews by PWGSC Technical Resources and Quality Assurance Team.

Question 010:

Is there a breakdown available for the \$14,610,000 Class D budget?

Answer 010:

The following elemental cost estimate was prepared in February 2015.

Element	Ratio to GFA	Elemental Quantity	Elemental Unit Rate	Elemental Amount	Cost/m2	Amount	
C SERVICES							
C1 MECHANICAL					\$71.66		
C11 Plumbing & Drainage	1.00	32,741 m2	\$20.59	\$674,000	\$20.59		
C12 Fire Protection	1.00	32,741 m2	\$8.25	\$270,000	\$8.25		
C13 H.V.A.C.	1.00	32,741 m2	\$36.83	\$1,206,000	\$36.83		
C14 Control	1.00	32,741 m2	\$5.99	\$196,000	\$5.99	\$2,346,000	16%
C2 ELECTRICAL					\$36.83		
C21 Service & Distribution	1.00	32,741 m2	\$5.96	\$195,000	\$5.96		
C22 Lighting, Devices & Heating	1.00	32,741 m2	\$19.91	\$652,000	\$19.91		
C23 Systems & Ancillaries	1.00	32,741 m2	\$10.96	\$359,000	\$10.96	\$1,206,000	8%
NET BUILDING COST (Excluding Site)					\$108.49	\$3,552,000	24%
D SITE & ANCILLARY WORK							
D1 SITE WORK					\$0.00		
D11 Site	0.00	0 m2	\$0.00	\$0	\$0.00		

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Development							
D12 Mechanical Site							
Services	0.00	0 m2	\$0.00	\$0	\$0.00		
D13 Electrical Site							
Services	0.00	0 m2	\$0.00	\$0	\$0.00	\$0	0%
D2 ANCILLARY WORK					\$175.19		
D21 Demolition	1.00	32,741 m2	\$175.19	\$5,736,000	\$175.19		
D22 Alterations	0.00	0 m2	\$0.00	\$0	\$0.00	\$5,736,000	39%
NET BUILDING COST (Including Site)					\$283.68	\$9,288,000	
Z GENERAL REQUIREMENTS & ALLOWANCES							
Z1 GEN. REQ. & FEE							
21.0%					\$59.56		
Z11 General Requirements							
16.0%		STIPULATED SUM		\$1,246,000	\$45.39		
Z12 Fee							
5.0%		STIPULATED SUM		\$464,000.00	\$14.17	\$1,950,000	13%
TOTAL CONSTRUCTION ESTIMATE (Excluding allowances)						\$11,238,000	77%
Z2 ALLOWANCES	30.0%				\$102.99		
Z21 Estimating Allowance							
20.0%				\$2,248,000	\$68.66		
Z22 Escalation Allowance							
0.0%		EXCLUDED		\$0	\$0.00		
Z23 Construction Allowance							
10.0%				\$1,124,000	\$34.33	\$3,372,000	23%
HST	0.0%						
EXCLUDED				\$0	\$0.00	\$0	0%
TOTAL CONSTRUCTION ESTIMATE (Including Allowances)						\$14,610,000	100%
GFA	32,741 m2					\$446/m2	
	352,421 sf					\$41/sf	

Question 011:

Is the cost of the abatement work included in the \$14,610,000 budget?

Answer 011:

Yes, the cost of the abatement work is included in D21 Demolition.

Question 012:

Is there an inventory count of major mechanical systems including Air Handling Units?

Answer 012:

The following is a basic inventory of mechanical equipment, based on information from the document ``Building Systems Decommissioning Procedures Manual – PWGSC`` (CIMA+) – 2008. Note that some of these components have since been decommissioned:

Mechanical Equipment	Type	MMS. No.	Quantity
Air Dryers		40-147-	1
Compressors	CONTROL	40-010-	2
Fans	RETURN	30-260-	2
	SUPPLY	30-260-	10
	EXHAUST	30-270-	15
Fan coil Units		20-280-	43
Heating Systems	CONVERTORS	20-170-	1
Noxious Gas Detectors	GARAGE CARBON MONOXIDE	30-098	6
Pumps	CONDENSATE	20-405-	6
	HEATING - GLYCOL PLUMBING	NO NUMBER	2
	DRAINAGE	50-400-	
Tanks	CONDENSATE	20-400-	3
Ventilation Systems	AIR HANDLING UNITS	30-050-	7
	PACKAGED A/C UNITS	30-025-	8
	SPLIT A/C UNITS	30-030-	7

Question 013:

Will the successful team be permitted to bid on the subsequent rehabilitation project? Would the successful proponent team, or the proponent team's sub-consultants, be restricted in any way from participating in any potential future phases of development of this building?

Answer 013:

The successful proponent, sub-consultants, and specialists will not be restricted from participating in competitive bidding for consulting services for the potential future base building renovation and fit-up.

Question 014:

Section PD 3.8 Vertical Transportation – Are the Safety Code recommendations and outstanding maintenance items part of this mandate?

Answer 014:

The Safety code recommendations and outstanding maintenance items for the elevators will not be addressed as part of this Project. However, the Freight Elevator is operational.

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Question 015:

Security and comms work does not appear to be defined as being part of the electrical scope, but listed as a separate service. Though minimal in terms of total work to be done, can you clarify who is expected to carry this work?

Answer 015:

Please see the response to Question 008.

Question 016:

Same question for Civil/Municipal. The RFP states that the consultant team should be capable of providing this service. However, I see no mention of any Civil/Municipal scope of work for the consultant team, except for a quick blurb in the definition of services for RS3 or RS4. Please clarify the full scope of Civil/Municipal.

Answer 016:

The scope of work is described in the Required Services, including RS 3.4.4 Civil/Municipal and RS 4.3.5 Site Design. There are no modifications anticipated to existing building services and the construction will be limited to the building interior, but assessment and site plans are required.

Question 017:

PD4 – Existing Documentation – section 4.1 on pg.24 of 87. The section makes reference to the following items being available to Proponents:

- a. Project Schedule
- b. Preliminary Conservation Strategy (HCD, PWGSC) 2014
- c. Conservation Guidelines (HCD, PWGSC) 2014
- d. Designated Substance Report (DST Consulting Engineers)– 2014

Could you provide a link to these documents, this information does not appear on Buy and Sell or indicate how these can be sourced.

Answer 017:

As previously detailed in Amendment 002, Question and Answer 002, these materials are available on CD by contacting the PWGSC Contracting Authority.

Question 018:

PD5 – Program – section 5.2 on pg. 26 of 87. The section refers to abatement and selective demolition work being required in “...All areas where new and temporary architectural, structural, mechanical, and electrical systems must be abated first to allow for construction and connection of temporary and existing systems.” Please confirm that if the intent is to complete all abatement work as part of this contract and if abatement work goes beyond just the areas where new and temporary architectural, structural, mechanical and electrical systems are to be installed. We are trying to determine scope and level of effort required.

Answer 018:

Yes, the intent is to complete all abatement work as part of this contract. The referenced statement indicates that areas requiring new work must first be abated before that work can proceed, but all areas are to be abated in this contract.

Please amend the following sections of the Project Brief:

Description of Project (PD) 2 “Project Identification / Description”, Section 2.1 “Overview”:

Delete:

2.1 Overview

- Coordination of removal of designated substances in building interior with the PWGSC Environmental Consultant”

Insert:

2.1 Overview

- Coordination of removal of all designated substances in building interior with the PWGSC Environmental Consultant”

Question 019:

Section 7.2 Heritage Conservation – section 7.2.2 Heritage Character Statement. The link provided http://www.pc.gc.ca/apps/dfhd/page_fhbro_eng.aspx?id=3821 is for the Government Conference Centre (the old train station) on Rideau St. not the West Memorial. The correct link is http://www.pc.gc.ca/apps/dfhd/page_fhbro_eng.aspx?id=5596

Answer 019:

Please amend the following sections of the Project Brief:

Description of Project (PD) 7 “Performance Criteria”, Section 7.2.2 “Heritage Character Statement”

Delete:

7.2.2 Heritage Character Statement

The Heritage Character Statement is available on the Directory of Federal Heritage Designations website: http://www.pc.gc.ca/apps/dfhd/page_fhbro_eng.aspx?id=3821

Insert:

7.2.2 Heritage Character Statement

The Heritage Character Statement is available on the Directory of Federal Heritage Designations website: http://www.pc.gc.ca/apps/dfhd/page_fhbro_eng.aspx?id=5596