
INVITATION TO SUBMIT A RESPONSE TO REHABILITATE THE PROPERTY MUNICIPALLY
KNOWN AS 171 - 181 BANK STREET, 140 O'CONNOR STREET AND 300 LAURIER AVENUE
WEST IN THE CITY OF OTTAWA (5225-2-2015-7)

PUBLIC WORKS AND
GOVERNMENT SERVICES
CANADA

QUESTIONS/ANSWERS NO. 5

PAGE 1 OF 2

REAL ESTATE SERVICES
NATIONAL CAPITAL AREA

PROJECT NO. 5225-2-2015-7
OTTAWA

DATE: SEPTEMBER 21, 2015

The following addresses questions from interested parties to this invitation and provides clarification.

1. Clarifications, Questions and Answers

- Q1. Financial Capacity – Item Section D (c) (iii) – Privately held companies do not normally have credit ratings (these are typical for institutions and publically traded entities). How would PWGSC deal with those entities who do not have formal credit ratings? Proponents are being asked to provide evidence of past funding on projects as well as confirmation from 3rd party entities which provided funding in the past should this not suffice?
- A1. As a clarification, Section D (c) (iii) is a mandatory requirement.
As a further clarification, please refer to A5 below.
- Q2. Responding Party- Item Section D (d) (i) – In the case of a Joint Venture and/or Partnership what will be the Responding Party's ability to add/subtract members of its JV/Partnership in the future based on the details of the RFQ/RFP. Without greater details at this stage would PWGSC consider a mechanism to refine a "team" a later date?
- A2. As a clarification to Section D (d) (i), PWGSC reserves the right to proceed with either or both the RFQ stage and the RFP stage, to only invite to such stage or stages, as the case may be, the Responding Party or Responding Parties that were compliant with the requirements contained within the Invitation and to allow in substitution of a Responding Party, a legal entity (such as a single purpose corporation) that is solely owned and controlled by a Responding Party.
This said, the foregoing does not address subcontracting and the otherwise retention of additional parties by a Responding Party. Such subcontracting and retention shall be further described in the RFQ.
- Q3. Development Expertise D (a) (i) –(bullet #3) – As large projects can be built in stages and permits are often issued in phases in different jurisdictions, would it be acceptable if Parties provided evidence of a total construction cost exceeding \$75M based on the aggregate of all permits for the respective project? In the alternative, could Parties provide a certification by a Professional Quantity Surveyor to evidence a project's total cost? A

modification to the RFI would read “each of such projects having a construction cost (as shown in aggregate on the building permits or as certified by a Professional Quantity Surveyor) and having...”

- A3. See posted attachment entitled 5225-2-2015-7-en-final-a2.pdf, 5225-2-2015-7-en-final-a3.pdf and qa_-_en_-_18_sep_15 # 2.pdf on www.buyandsell.gc.ca (reference number PW-15-00696920).
- Q4. Development Expertise D (a) (ii) –(bullet #4) What would constitute evidence that the Responding Party (or a member thereof) was the real estate developer or construction manager for the outlined project? Would any of the following be acceptable as evidence:
- a. a statement from the Client/occupant of the building evidencing same
 - b. a letter of recommendation from the Client/Occupant
 - c. a copy a building permit referencing the Responding Party’s name (or a member thereof)
 - d. a letter from the current owner of the building
- A4. As a clarification to Section D(a)(ii) – 4th bullet, PWGSC has not specified the specific type of evidence required.
As a further clarification to Section D(a)(ii) – 4th bullet, evidence may be, but not limited to, building permit(s) and/or professional attestation(s).
- Q5. Financial Capacity – Item Section D (c) (iii): As Section D (c) (iii) was deemed a mandatory requirement, please provide clarity as to what specific credit rating information (or type of information) is being requested in order to be compliant.
- A5. The credit rating information requested may include, but not limited to, credit score(s), credit report(s) and/or credit rating(s).