
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. 16

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REAL ESTATE SERVICES
NATIONAL CAPITAL AREA

PROJECT NO. 5225-2-2015-7
OTTAWA

DATE: OCTOBER 9, 2015

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

1. Clarifications, Questions and Answers

- Q1. Section D (Response Mandatory Requirements) states under (a)(ii), first bullet: "Evidence to confirm that the Project...had a construction cost (as shown on the building permit or permits and/or professional attestations for the project) of at least seventy-five million dollars (\$75,000,000.00)". If the project's 2004 construction value was below \$75 million, but we can provide a letter from a professional estimator and proof that the project's equalized value in today's dollars based upon the Non-Residential Building Construction Price Index (NRBCPI) for Ottawa produced by Statistics Canada, is in excess of \$75 million, would this example be compliant?
- A1. No. Each project must have a value of at least \$75,000,000 pursuant to the Invitation to Submit a Response, Section D (a)(ii) and D(c)(ii).
- Q2. Section D (Response Mandatory Requirements) states under (a)(ii), first bullet: "Evidence to confirm that the Project...had a construction cost (as shown on the building permit or permits and/or professional attestations for the project) of at least seventy-five million dollars (\$75,000,000.00)". Could you clarify what constitutes a construction cost? With all major developments there are land costs, professional / consultant fees, financing fees etc. Can these be included in the \$75 million if accompanied by appropriate professional attestations? If so, what type of soft costs would be compliant? Or, would it be acceptable to include major capital expenditures that have taken place since the building was built if accompanied by appropriate attestations?
- A2. Construction costs include hard costs and soft costs required to bring the project from the inception stage/definition phase to the project delivery stage/delivery close-out phase. Construction costs shall exclude all costs to acquire the land and all financing and debt service costs of any kind and shall exclude major capital expenditures that have taken place since the building was built.