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**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**  
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Consultant Services Division/Division des services  
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11 Laurier St./11 Rue Laurier  
3C2, Place du Portage  
Phase III  
Gatineau, Québec K1A 0S5

<b>Title - Sujet</b> Advocate Architect	
<b>Solicitation No. - N° de l'invitation</b> 5Z011-170038/A	<b>Amendment No. - N° modif.</b> 003
<b>Client Reference No. - N° de référence du client</b> 5Z011-170038	<b>Date</b> 2016-07-19
<b>GETS Reference No. - N° de référence de SEAG</b> PW-\$\$FE-172-71102	
<b>File No. - N° de dossier</b> fe172.5Z011-170038	<b>CCC No./N° CCC - FMS No./N° VME</b>
<b>Solicitation Closes - L'invitation prend fin</b> <b>at - à 02:00 PM</b> <b>on - le 2016-07-29</b>	<b>Time Zone</b> <b>Fuseau horaire</b> Eastern Daylight Saving Time EDT
<b>F.O.B. - F.A.B.</b> <b>Plant-Usine:</b> <input type="checkbox"/> <b>Destination:</b> <input type="checkbox"/> <b>Other-Autre:</b> <input type="checkbox"/>	
<b>Address Enquiries to: - Adresser toutes questions à:</b> Boujenoui(fe172), Nabil	<b>Buyer Id - Id de l'acheteur</b> fe172
<b>Telephone No. - N° de téléphone</b> (873) 469-4905 ( )	<b>FAX No. - N° de FAX</b> ( ) -
<b>Destination - of Goods, Services, and Construction:</b> <b>Destination - des biens, services et construction:</b>	

**Instructions: See Herein**

**Instructions: Voir aux présentes**

<b>Delivery Required - Livraison exigée</b>	<b>Delivery Offered - Livraison proposée</b>
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<b>Name and title of person authorized to sign on behalf of Vendor/Firm</b> <b>(type or print)</b> <b>Nom et titre de la personne autorisée à signer au nom du fournisseur/</b> <b>de l'entrepreneur (taper ou écrire en caractères d'imprimerie)</b>	
<b>Signature</b>	<b>Date</b>

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

**(1) ADDITIONAL INFORMATION**

**ITEM 001:**

**RS-1 Phase 1 – Pre-Procurement**

**Insert the following Services into RS-1 Phase 1 – Pre-Procurement, Part .5. All subsequent sections shall be re-numbered accordingly:**

**.5 Gatineau Preservation Centre Retrofit and M&E Redundancy Study**

As part of its Long Term Real Property Plan, LAC plans to not only construct Gatineau 2, a dedicated purpose-built facility for analogue textual records, adjacent and linked to its existing Preservation Centre (PC), but to also retrofit the PC to optimize the building for the preservation of non-textual analogue archival holdings. The retrofit project of PC is to include re-shelving eight vaults and modifying the environmental set points of 11 of the building's 48 vaults.

On behalf of LAC, PSPC has procured a Building Condition Report (BCR) and a Building Capacity Assessment (BCA).

The Study will be used as the basis of design for the PC Retrofit Project. The Study will also help to inform the decision whether to include the PC Retrofit works and the Operation and Maintenance of the PC within the scope of the P3 project. In order to support the scheduled timing of this decision the Advocate Architect shall commence the Study immediately following contract award and shall complete the Study in accordance with the Timeline described below.

The purpose of the PC Retrofit and M&E Redundancy Study is to build upon the recently completed Building Capacity Assessment (BCA), in order to achieve the following principal objectives:

1. Understand the existing Mechanical and Electrical facility systems that are currently in operation.
2. Provide mechanical and electrical building system modification options to meet the new specified humidity and temperature set points in the 11 vaults,
3. Evaluate the level of redundancy of existing HVAC and electrical systems needed to achieve an appropriate level of reliability.

4. Work with LAC's Cost Consultant to enable the Cost Consultant to provide an indicative cost estimate for each option analyzed and to recommend the most efficient and cost effective solution.

### **PC Retrofit**

The Retrofit Scope of Work shall include:

- Carry out detailed analysis to determine the changes to HVAC and electrical systems necessary to modify environmental conditions in 11 of 48 existing archive storage vaults, and maintain existing conditions elsewhere;
- The revisions to vault environments include modification of vault temperature and humidity setpoints as follows;
  - From 18 ° C / 35% RH to 10 ° C / 25% RH (Vault #8)
  - From 18 ° C / 25% RH to 10 ° C / 25% RH (Vaults #2, 3, 4, 9, 10)
  - From 18 ° C / 40% RH to 10 ° C / 25% RH (Vaults #11, 12, 25, 26)
  - From 18 ° C / 40% RH to 18 ° C / 50% RH (Vault #35)
- It is noted that the above identified vaults are preferred by LAC from a circulation perspective; however if the consultant determines that modifying these vaults is cost-prohibitive, LAC would consider modifying other vaults recommended by the Advocate Architect.
- Provide detailed review of existing installations and associated operational sequences.
- Identify impacts to the proposed options taking into account all relevant factors, e.g. thermal barriers, staged cooling.
- Analyze various mechanical system options associated with cooling and de-humidification, including but not limited to:
  - Split refrigeration units; water cooled condensers;
  - Split refrigeration units; air cooled condensers;
  - Desiccant de-humidification with supplemental cooling and re-heat.
- Evaluate various humidification options including but not limited to:
  - Direct steam injection;
  - Indirect steam injection;
  - Electric steam generation.
- Outline the recommended changes to all major mechanical and electrical equipment along with minor equipment such as ducting and motors.
- Provide recommendation on the electrical system modifications to support the proposed options for mechanical equipment modification and emergency power upgrade plus redundancy;
- Provide recommendations on the requirements for any increase in physical size of the existing mechanical plant spaces to house the upgraded or new M&E equipment.
- Provide conceptual sketches on each option, including proposed equipment selections.

- Consult with the Cost Consultant appointed by Library and Archives Canada (LAC) throughout the study, to assist the Cost Consultant to understand concepts and provide background information such that indicative cost estimates can be provided (“Class D”).

#### Deliverables

Options analysis and recommendations on scope of work to provide the revised environmental conditions to the retrofitted PC vaults.

Schematic drawings with proposed equipment modifications schedule and cut sheets for the PC mechanical and electrical system upgrades, in sufficient detail to allow for an indicative cost estimate (Class D) by LAC’s cost consultant.

#### **Preservation Centre Redundancy**

The scope of work for the PC redundancy includes:

- Assess the degree of existing redundancy of all critical mechanical equipment and components including but not limited to: chillers, cooling towers, dry fluid coolers, boilers, humidification system, dehumidification system, pumps, motors, fans, ductwork.
- Assess the degree of existing redundancy of the electrical system at PC in the current state, including the generators and other critical equipment required to run the HVAC system;
- Examine the redundancy of the HVAC controls and BAS.
- Identify the level of redundancy of the critical equipment and components and the system as a whole, using common nomenclature such N+1, N+2, etc.
- Provide recommendations to improve the level of redundancy if required.
- Provide information to and consult with the Cost Consultant appointed by LAC.

#### Deliverables

Mechanical and Electrical Systems redundancy report for the HVAC system at the PC, including recommendations for M&E system upgrades;

Schematic drawings with proposed equipment modifications schedule and cut sheets for the PC mechanical and electrical system upgrades, in sufficient detail to allow for an indicative cost estimate (Class D) by LAC’s cost consultant.

#### **Timeline**

The anticipated timelines for this assignment are as follows:

Preliminary report and indicative design (50%) October 15, 2016

Final report, schematic design, equipment schedules November 15, 2016

**ITEM 002:**

**PD3 EXISTING DOCUMENTATION**

**Delete: PD3 in it's entirety**

**Replace with:**

**3.1 To be made available to the Successful Proponent**

1) Early Technical study

Proponents should note that LAC is in the process of procuring the services of a consulting firm to carry out an early technical study in support of the Project. The scope of the study is included in Appendix F. The Civil Engineering Study involves the development of site plans and preliminary civil designs (site servicing, stormwater management, etc. in support of the new Gatineau 2. The Civil Engineering Study is expected to be partially completed by the date of award of the Advocate Architect contract. All reports and other documents from this study that are available when the AA firm begins their mandate will be provided. If the study is not yet completed prior to the AA starting its mandate, it is expected that the AA will coordinate its work with the consultant.

2) The following documents will be made available to the successful proponent, in their original language:

Gatineau 2 Project

Phase 1 Environmental Site Assessment (2002)

Phase 2 Environmental Site Assessment (2004)

Étude faunique et floristique (2009)

Development Master Plan – Gatineau Site (2011)

LAC Long Term Real Property Plan Study (2011)

Design Report (2012)

Order of Magnitude Estimate (2012)

Business Case Report (2012)  
Geotechnical Investigation and Design Report (2014)  
Project Brief (2015)  
Detailed Functional Program (2016)  
Climate Control for Long Term Preservation of Paper in Library and Archives Canada (2016)  
Site Plan and Civil Engineering Study – Draft Report (2016)

Optional – Documents Related to the Preservation Centre (PC):

Building Condition Report – Gatineau Preservation Centre (2016)  
Threat Risk Assessment – Gatineau Preservation Centre (2016)  
Energy Audit – Gatineau Preservation Centre (2016)  
Heat Map – Gatineau Preservation Centre (2016)  
Management Analysis Gatineau Preservation Centre Fiscal Year 2016-2017 (2016)  
Air and Mechanical Capacity Assessment – Gatineau Preservation Centre (2016)

**ITEM 003:**

**PD5 OPTIONAL PROJECT SCOPE**

**Delete:**

LAC is procuring a related early technical study, described in Appendix F, which may be adopted by the AA in providing the Optional Services.

**ITEM 004:**

**RS-4 Phase 4 – Post-Construction Phase, Design Scope**

**Delete:**

3. An early technical study, described in Appendix F, has been procured by LAC in relation to the building services. This study may be adopted and used by the AA in performing the Required Services.

**ITEM 005:**

**APPENDIX F – EARLY TECHNICAL STUDIES**

**Delete:**

LAC is procuring early technical studies which the AA Team may adopt and use in the Required Services.

**PRESERVATION CENTRE – RETROFIT AND PLANT REDUNDANCY STUDY**

In order to plan the Optional Services, LAC is procuring the services of a consulting engineer to undertake the following services:

As part of the project, LAC is considering undertaking a retrofit to upgrade to certain long-term storage vaults within the existing Preservation Center (PC) to accommodate different types of holdings. The retrofit will comprise new shelving and storage systems to 20 of its 48 vaults, of which nine vaults will also require a revised storage environment at lower temperature and relative humidity.

LAC is seeking a suitably qualified consultant to perform a PC Retrofit Scope and Plant Redundancy Study (the Study) that will be used as the basis of design development by the Advocate Architect team and the P3 Contractor:

- Review design drawings and visit site to assess capacity of existing HVAC and electrical systems at PC;
- Assess the degree of redundancy of existing HVAC and electrical systems at PC in the current state;
- Evaluate the level of redundancy of HVAC and electrical systems for the existing PC facility that would limit LAC's level of reliability risk;
- Assess any changes to HVAC and electrical systems necessary to provide the required revised environmental conditions in the specified vaults and maintain existing conditions elsewhere;
- Define the preferred scope of retrofit work for the PC relating to HVAC and electrical systems to achieve the revised environmental conditions in the vaults;
- Verify the structural capacity of the amended vaults to accommodate the proposed loadings;
- Provide information to and consult with the Cost Consultant appointed by LAC.

The deliverables from the Study will include:

- Systems redundancy definition report for the PC;

- Scope of system upgrade work to meet recommended redundancy and provide revised environmental conditions to the retrofitted GPC vaults;
- Indicative drawings and specifications for the PC system upgrades in sufficient detail to allow for a Class C cost estimate by LAC's cost consultant.

**Replace with:**

LAC is procuring an early technical study which the AA Team may adopt and use in the Required Services.



## **(2) RESPOND TO BIDDER'S QUESTIONS:**

### **Question 4)**

Please clarify the intent of

#### 3.1.1 Licensing, Certification or Authorization

The proponent shall be an architect(s) licensed, or eligible to be licensed, certified or otherwise authorized to provide the necessary professional services to the full extent that may be required by provincial or territorial law in the Province of Quebec.

And on the same page under 3.1.2:

- For the Prime Consultant, indicate current licences and/or how the Consultant intends to meet the provincial or territorial licensing requirements.

Is it the intent that if the proponent is a joint venture that every member of the joint venture be eligible to be licenced to practice in Quebec?

### **Answer 4)**

It is the intent that if the proponent is a joint venture, applicable regulations regarding professional services licensing in the province of Québec, in the context of a joint venture or any other form of organization the proponent has chosen to operate under, be respected as they apply.

**ALL OTHER TERMS AND CONDITIONS SHALL REMAIN THE SAME.**