

Delete: PD 2 PROJECT IDENTIFICATION IN IT'S ENTIRITY AND REPLACE WITH THE ATTACHED

REVISED PD 2 PROJECT IDENTIFICATION

Insert:

PD 2 PROJECT IDENTIFICATION (REVISED)

2.1 Purpose of Document

On Behalf of Environment Canada (EC), Public Works and Government Services Canada (PWGSC) has prepared this Request for Proposal to engage the services of a Construction Manager (CM) to provide CM Advisory (CMa) and CM General Contractor (CMc) for the *CCIW Lab Modernization Plan Implementation and Optional Master Planning Services* project and to ensure that the CM has a clear understanding of the project scope, procedures, and performance requirements.

2.2 Project Description

The *CCIW Lab Modernization Plan Implementation and Optional Master Planning Services* project will comprise of the implementation of a portion of the *Lab Modernization Plan* (LMP, Dialog, 2015), renovating lab W246 through W249 to become swing space for project, and sprinklering the CCIW complex, including NWRI, WTC, and Annex buildings, as outlined in the *Fire Safety Upgrades – Sprinkler System* study (WSP, July 2016). The Construction Managers work may be amended to include investigations and/or testing during the optional Master Planning Services phase for the Consultant.

The Construction Manager services will be divided into two phases: Advisory Services and Tender and Construction Services. For the first deliverable of the Advisory Services, the Project Team and Construction Manager will review all of the existing documentation for the LMP and other required scope, determining what extent of the identified scope of work can be delivered for the identified project budget. Once the scope is approved, this work can then proceed into Design Services Phase.

Current funding is as identified in *Section 2.3 - Costs*. There is an optional service, identified in *2.2.1 – Optional Service – Additional Funding*, to add up to \$8,400,000 to the estimated construction budget, should additional funding become available at a later date.

The work will incorporate a portion of the scope as identified in the *Lab Modernization Plan* (LMP; PWGSC, 2015/16). The LMP is a series of reports and a design concept for modernizing and recapitalizing the A&L buildings laboratory's on floors 4 through 7, and related areas. Other priority projects identified by EC that are included in the base contract include:

- Renovating Lab W246 through W249, which is to be utilized as project laboratory swing space for the duration of implementation of the LMP, and

- Providing a National Building Code of Canada (NBC) 2015 and NFPA 13 "Standard for the Installation of Sprinkler Systems" compliant, fully sprinklered CCIW, including NWRI, WTC and Annex buildings, as outlined in the Fire Safety Upgrades – Sprinkler System study (WSP, July 2016)

The deliverables for the sprinklering of the building produced based on this Terms of Reference shall:

- Incorporate the WSP Consulting Engineering report, "Life Safety Upgrades Sprinkler System" dated July 26, 2016, to provide a fully sprinklered CCIW-NWRI complex based on WSP Report **Option 1: Building Occupied – After Hours**,
- All Sprinkler work is to occur after normal operating hours.
 - Normal operating hours are as follows:
 - Monday to Friday 07:00 hours to 17:00 hours
 - Saturday Closed
 - Sunday Closed
- All design and construction shall be compliant with the National Building Code of Canada (NBC) 2015 and National Fire Code of Canada (NFC) 2015 and referenced standards.
- referenced standards include but are not limited to:
 - NFPA 13-2016, Standard for the Installation of Sprinkler Systems
 - NFPA 20-2016, Standard for the Installation of Stationary Pumps for Fire Protection
 - CAN/CSA C282-15, Emergency Electrical Power Supply for Building
 - CAN/ULC-S524-14, Standard for the Installation of Fire Alarm Systems
 - CAN/ULC-S537-13, Standard for the Verification of Fire Alarms
- removal of all fire alarm initiating devices made redundant as a result of installed sprinkler system
- As the entire complex is presently occupied, the project will take into account strategic phasing and be implemented over a 5-year period, to minimize disruption to EC staff and the public. With the input of the Construction Manager the scope of work will be organized into a series of work packages, which will then be delivered over the course of the project to meet the Clients forecasted cash flow over the 5 years.

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2.2.1 Optional Services - Additional Funding

Current funding is as identified in *Section 2.3 - Costs*. Canada reserves the right to add up to an additional 50% being approximately \$8,400,000 to the estimated construction budget of \$16,800,000.

The scope of the additional funding would be for works related to the LMP, related base building and/or services upgrades, and/or for priority projects identified under the Master Plan completed by the consultant. The scope

2.2.2 Project Team

The project requires a multi-disciplinary Project Team with experience in design and construction of laboratory facilities and good understanding and knowledge of laboratory operations. PWGSC intends to engage a Consultant to prepare the design and construction documents and provide construction administration for this project through a separate Request For Proposal.

The Construction Manager (CM) is engaged for advisory and General Contractor services. They will provide advisory input to the project team during design, as well as the procurement of sub-contractors and the management of the overall construction of the project. The CM is then responsible for implementing the construction of the project. The Consultant team shall coordinate and incorporate the input from the CM into the construction documents.

The Consultant will also engage a Commissioning Manager (CxM) to establish and document EC's criteria for system function, performance and maintainability, and to verify and document compliance with these criterion throughout design, construction, start-up, initial period of operation, and seasonal testing.

The Consultant will hire a Sustainable Design Specialist whom will assist with ensuring the project meets Sustainable Development Strategy (SDS) commitments and departmental policy requirements with respect to Greening Government Operations.

The Consultant shall provide the services of a Lab Move Coordination advisor to plan and coordinate all the complexities of decommissioning, relocating and reinstalling equipment, while maintaining operations of the laboratories during the project implementation.

PWGSC also intends to engage an Environmental Consultant to create a project specific Hazardous Materials and Designated Substance Survey (DSS) report, conduct further investigations and prepare environmental and abatement specifications, where applicable. The Consultant team shall coordinate and incorporate these specifications describing the scope of work into the construction documents.

The Construction Manager shall note, Shared Services Canada (SSC) is responsible for the installation of IT Cabling. The consultant and Construction Manager shall incorporate general cabling supporting infrastructure and telecom room requirements in the design only. Physical cables and associated equipment are to be supplied by others. General Cabling Supporting Infrastructure and telecom room requirements will be made available to the successful proponent.

The Construction Manager (CM) shall work in collaboration with the project team and stakeholders, by providing: advisory input during design, procurement of Subcontractors and management of the overall construction of the project until completion.

2.3 Cost

2.3.1 Estimated Construction Costs

The total Estimated Construction Cost for the project is \$16,800,000, including escalation, excluding HST. The construction cost estimates do not include Administration costs; Project Management fees; Design Consultant or CM fees. Estimated Construction Cost is in 'Budget-Year (Current)' dollars and it includes General Contractor Services and an allowance for escalation.

The approved funding for the *Lab Modernization Plan Implementation and Optional Master Planning Services* project does not cover the entire scope of work identified in the original report, so the Project Team must first work to identify the scope that is feasible for the identified budget.

The Crown will not accept scope creep or cost escalation of selected Proponent's proposal, except in the limited situations as stipulated in the terms of the contract.

2.3.2 Tentative Cash Flow

The Construction Manager will advise the consultant on the division of the scope of work into work packages, which are to be delivered based on the clients required cash flow. This cash flow will be reviewed by the project team and Client at regular intervals and revised as necessary to reflect the most effective delivery of the project.

Construction Costs

B16/17	B17/18	B18/19	B19/20	B20/21	B21/22	Total
\$0	\$1,000,000	\$5,000,000	\$3,900,000	\$3,900,000	\$3,000,000	\$16,800,000*

*These identified construction costs are to include escalation

2.4 Tentative Schedule

Activities:	Duration
CM Contract Award	Baseline
Phase 1 Advisory Services RS 1 Advisory Support Services RS 2 Schedule Management Services RS 3 Cost Management Services RS 4 Risk Management Services RS 5 Scope Control Services RS 6 Quality Control Services	50 weeks
Phase 2 Tender and Construction Services RS 1 Advisory Support Services RS 2 Schedule Management Services RS 3 Cost Management Services RS 4 Risk Management Services RS 5 Scope Control Services RS 6 Quality Control Services RS 7 Health and Safety Planning and Implementation RS 8 Reporting and Project Site Documents RS 9 Tendering the Work	220 weeks*
TOTAL	270 weeks

* This is the maximum project duration, project end date is not to go past Mar. 31, 2022

This is a multi-year project that is expected to be awarded in 2016/17, to both Consultant and CM, and is projected to continue until year 2022. The project end date is not to go past March 31, 2022. The tendering process will be done by the CM and will be organized as separate tendering packages to accommodate the phasing of the project. Overlap of Phase 1 and Phase 2 tasks, activities, and deliverables is expected and shall be demonstrated on the project schedule.

The scope of work for the Lab Modernization Plan (PWGSC, 2015) for the upgrades to floors 4 to 7 of the Administration and Laboratory Building has been developed at the Design Concept

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stage and is expected to be implemented as EC's priority, with five (5) construction phases identified. A portion of this work is to be implemented as part of this project, the scope of which will be determined as part of the first phase. The scope of work for each work packages to be tendered by the CM, are to be developed jointly by the CM and Consultant.

The above time allocations shall take into effect immediately after the award of a contract to the successful proponent. Activity durations are preliminary, and the CM is responsible for verifying and confirming the above schedule dates as part of its scheduling mandate.