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PUBLIC WORKS AND  
GOVERNMENT SERVICES  
CANADA

ADDENDUM NO. 7

COMPLEX REAL ESTATE TRANSACTIONS  
REAL ESTATE SERVICES DIRECTORATE

PROJECT NO. 5225-2-2020-5  
599 TREMBLAY ROAD DEVELOPMENT PROJECT

DATE: July 15, 2020

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The following changes to the Request for Qualification document are effective immediately and form part of the Contract Documents.

This Addendum consists of Two Parts:

**PART 1: QUESTIONS AND RESPONSES**

**Question 1**

RFQ Section: Appendix A – Definitions

The Design Prime Member is defined as [a firm] that will or is expected to play the lead design role by being responsible for or undertaking over 50% of the design work for each of the architectural, civil, mechanical, electrical, structural and other design and engineering elements of the Project (Design Prime Member).

The definition provided makes it such that all specialist design firms will become a Design Prime Member. This is highly unusual as precedents point to the definition of Design Prime Member being a firm having at least 50% of the overall design responsibility for the Project.

Defining all the subtrades as Design Prime Members assumes that all such subtrades will lead such components of the Project while the reality is that each subtrade will work under the oversight of a single or a few “Design Prime Member(s)” coordinating all design work. Obviously, this does not prevent PWGSC from requiring Design Key Individuals for each subtrade from the design team members.

In addition, section E.1 requires that each Design Prime Member demonstrate its capacity to undertake its project obligations (e.g. revenues, financial viability, performance security, etc.) which is irrelevant for subtrades insofar as the related information for each such subtrade is immaterial in the overall project scope and that each such subtrade is wrapped under the financial capacity of the Construction Prime Member.

We propose to the revision of the definition of the Design Prime Member to the firm that will or is expected to play the lead design role by being responsible for leading the team, and coordinate and undertaking over 50% of the **overall** project design work.

**Response 1**

Design Prime Member(s) are the entity(ies) expected to play the lead design role by being responsible for or undertaking over 50% of the design work of the Project. Please refer to Revision 1, Part 2 in this Addendum 7 of this day in answer to this question.

Please also refer to Response 12 and Revision 10 of Addendum 3, and Response 4 of Addendum 6, in response to this question.

**PART 2: REVISIONS TO THE REQUEST FOR QUALIFICATIONS**

Revision 1 of this Addendum is to amend the definition of Design Prime Member.

1. **One point under the definition of Prime Member in this RFQ is replaced with the following:**

**DELETE**

- will or is expected to play the lead design role by being responsible for or undertaking over 50% of the design work for each of the architectural, civil, mechanical, electrical, structural and other design and engineering elements of the Project (**Design Prime Member**); or

**INSERT**

- will or is expected to play the lead design role by being responsible for or undertaking over 50% of the design work of the Project (**Design Prime Member**); or

The remainder of the Request for Qualifications shall remain unchanged.