



**RETURN BIDS TO:**

**RETOURNER LES SOUMISSIONS À:**

Bid Receiving PWGSC/TPSGC reception des  
soumissions

Victory Building/Édifice Victory

Room 310/pièce 310

269 Main Street/269 rue Main

Winnipeg

Manitoba

R3C 1B3

Bid Fax: (418) 566-6167

**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  
fournisseur/de l'entrepreneur

**Issuing Office - Bureau de distribution**

Public Works and Government Services Canada -  
Western Region

Victory Building/Édifice Victory

Room 310/pièce 310

269 Main Street/269 rue Main

Winnipeg

Manitoba

R3C 1B3

<b>Title - Sujet</b> New RCMP Detachments, MB	
<b>Solicitation No. - N° de l'invitation</b> M5000-212099/A	<b>Amendment No. - N° modif.</b> 004
<b>Client Reference No. - N° de référence du client</b> M5000-212099	<b>Date</b> 2021-03-16
<b>GETS Reference No. - N° de référence de SEAG</b> PW-\$PWZ-102-11158	
<b>File No. - N° de dossier</b> PWZ-0-43115 (102)	<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> Central Daylight Saving Time CDT <b>on - le 2021-03-23</b> Heure Avancée du Centre HAC	
<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> Wiebe, Dallas	<b>Buyer Id - Id de l'acheteur</b> pwz102
<b>Telephone No. - N° de téléphone</b> (204) 899-5257 ( )	<b>FAX No. - N° de FAX</b> (418) 566-6167
<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>
<b>Vendor/Firm Name and Address</b> <b>Raison sociale et adresse du fournisseur/de l'entrepreneur</b>	
<b>Telephone No. - N° de téléphone</b> <b>Facsimile No. - N° de télécopieur</b>	
<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>

Solicitation No. - N° de l'invitation  
M5000-212099/A  
Client Ref. No. - N° de réf. du client

Amd. No. - N° de la modif.  
004  
File No. - N° du dossier

buyer ID - Id de l'acheteur  
pwz102  
CCC No./N° CCC - FMS No./N° VME

**This Amendment 004 is raised to amend Request for Proposal M5000-212099/A as follows:**

The following changes in the RFP documents are effective immediately. This amendment will form part of the Agreement documents.

**Part A: In response to Questions received during the tender period**

**Question 1**

1. The scope of consultant work and deliverables are described, but differently, in three different sections:

- A) Appendix F – Project Brief PD articles,
- B) Appendix F- Project Brief RS articles and
- C) Appendix D GRSP&S.

Could you please describe the hierarchy of these documents, and tell us which section takes precedence over the others so that we may better understand the level of effort required?

Answer

In the event of conflict between the two documents the requirements of the project brief override the GRSP & S document

**Question 2**

11. PA 1.10. There is a reference to a CM attending meetings. RS 6 speaks to CM involvement as well. We understood that these project were being delivered through the design-bid-build form of project delivery and that therefore a construction manager would not be a part of the team. Please clarify.

Answer

Construction Management will not be used on this offering as noted.

**Question 3**

20. Would Canada provide additional context on how they will evaluate the 'higher consideration' (as mentioned above and in section 3.2.3 of the RFP) of teams having worked together on the reference projects? Please provide evaluation criteria.

Answer

The Criteria as noted is specific to size, dollar value, types noted Law Enforcement, Government or institutional. Examples with this relevance would have higher consideration than a project such as lighthouse or poultry barn.

**Question 4**

Can you please confirm the quantity and Class of estimates/cost updates required through the project? There seems to be a lot of different terminology and multiple references to estimates within the Solicitation so we'd appreciate confirmation that the opinions of cost expected include only the following for each detachment:

- a. Class D at Project Analysis Stage
- b. Class C at Schematic Design for each of 3 options

Solicitation No. - N° de l'invitation  
M5000-212099/A  
Client Ref. No. - N° de réf. du client

Amd. No. - N° de la modif.  
004  
File No. - N° du dossier

buyer ID - Id de l'acheteur  
pwz102  
CCC No./N° CCC - FMS No./N° VME

- c. Class B at 33% Contract Documents
- d. Class B Update at 66% Contract Documents
- e. Class A (Pre-Bid) at 99% Contract Documents

**Answer**

Please respond to the requirements noted in the offering. Your submission should consider the class estimates for the additional locations of Shoal Lake and Morris in the separate price submittals for the aforementioned

Refer to RS 9.7 page 72 for expectations at each stage or milestone of the design

**Question 5**

There is also a reference to a Class C opinion of cost being required at Design Development is this required?

**Answer**

Yes. Please refer to Question 4

**Question 6**

The Solicitation references requirements for LCC costing on alternatives. Are we to include the cost of completing a full LCC estimate within the DD stage report, or just an allowance for LCC costing for proposed energy/carbon offsets only compared to traditional? It's difficult to determine the level of effort required for costing LCC alternatives without additional information. Could you please clarify what is expected?

**Answer**

We will expect a costing analysis on the alternatives presented to meet the Government of Canada greening requirements. Please ensure you have budgeted for this in your proposal

**Question 7**

Is a cost specialist required to be engaged to perform tender analysis, claims during construction, change order valuation and construction payment certification?

**Answer**

The successful bidder may be asked to perform a technical analysis of the bid at the request of the owner and will validate change orders and provide construction payment certification

Refer to PD 4.17 Cost Specialist Page 16 of 74

**Question 8**

Are resumes included in the 40-page limit?

**Answer**

Yes

**Question 9**

Will the RCMP accept project experience from projects currently under construction? If yes, will projects currently under construction be scored differently than completed projects?

Solicitation No. - N° de l'invitation  
M5000-212099/A  
Client Ref. No. - N° de réf. du client

Amd. No. - N° de la modif.  
004  
File No. - N° du dossier

buyer ID - Id de l'acheteur  
pwz102  
CCC No./N° CCC - FMS No./N° VME

### **Answer**

Yes. Completed projects will be given a higher score consideration

### **Question 10**

"1.0 Refer to the asterisk note on Page 44. 'payment will be based on actual hours spent'. From the fees charts above that note, all fees fixed. Yet this note implies that they are maximum upset fees. Please clarify the process on how payment on the actual hours spent, will be determined?

Refer to the asterisk note on page 44. 'travel time and /or expenses will not be reimbursed separately' yet the disbursements chart on page 45 suggests that travel and other expenses will be reimbursed within the allowances cited. Please clarify?

### **Answer**

2 Round trips for presentation and 2 round trips for initial site review upon award for each location must be included in the fixed fee which are above and beyond the 6 site visits for construction per project in disbursements. The required personnel include each consulting discipline. As noted the 6 round trips are independent per site for a total of 18 round trips. Any trips above the noted above will be compensated at for actual cost and time compensated using hourly rates. Travel time and costs for subconsultants office for meetings will not be compensated separately and forms part of the consultants fixed fee.

### **Question 11**

refer to 9.2.3, last sentence 'a common design with local influences will be required for the above noted locations.' Yet the size of the two detachments of Shoal Lake and Morris are different in both size and program make -up. Shoal lake does not appear to have a garage yet Morris does. Clarify the extent to which a common design is required? Further clarify that only one single set of design options including building systems are required for both detachments except for site layouts and site services.

### **Answer**

A garage has been approved in the budget for all three locations. The Size of each detachment varies in each community based on the approved establishment ( Staff ) required to provide police operations. The building concept will remain the same with administrative area, secure area and public area. Local nuances refer to items to be determined such as placement of structures on the properties noted.

### **Question 12**

Refer to the last sentence in the Overview text on page 22 of 74. Please provide a specific location(s) of the detailed solid waste management program sustainability service requirements as suggested in this sentence?

### **Answer**

Sustainable services shall be provided to assist in the solid waste management plan during construction.

### **Question 13**

Please consider excluding resumes from the page limit of 40 pages as was done for another recent RCMP detachment Proposal call of a similar scope?

### **Answer**

The RCMP will not be changing the page limits as noted in the requirements of this offering.

### **Question 14**

Solicitation No. - N° de l'invitation  
M5000-212099/A  
Client Ref. No. - N° de réf. du client

Amd. No. - N° de la modif.  
004  
File No. - N° du dossier

buyer ID - Id de l'acheteur  
pwz102  
CCC No./N° CCC - FMS No./N° VME

I have reviewed the RFP, and had a number of questions regarding the scope of work indicated for the cost specialist.

- In Annex A Project Brief the Required services have the following estimate submission requirements:

- o RS 2.3.8 Class D estimate for construction and BCC

- o RS 4.2.11 Class C update to budget

- o RS 4.3.3.18 Updated Class C

- o RS 5.3.10 Confirm Class C

- o RS 5.3.11 Prepare Class B

- o RS 5.3.12 Class A

- However, RS 9.7 under cost specialist scope asks for a revised class D, updated class D, class, C, Class B and Class A. Can you clarify what submissions will be required?

#### **Answer**

Class D Estimate will provide validation in Design development and provide costing of items such as Net Zero etc. in bidders design to the RCMP.

#### **Question 15**

In the design submissions there are various references to estimates to be provided for life cycle costs and O&M budget costs, but it is not clear in the cost specialist scope of work when this is required. Is a complete life cycle cost analysis and O&M cost required at each estimate class?

#### **Answer**

The proposed buildings will as stated have a net zero option to achieve in functionality and performance. Therefore on going operating and maintenance cost analysis is important.

#### **Question 16**

- RS 9.7.6.1 – this indicates that the estimate is to be updated to incorporate the tender/addenda. Is this to be another class A update? Or will we only do the class A after the tender addenda have been issued?

#### **Answer**

The RFP document is very detailed on the process for Class Estimates. They should be provided at each stage as noted.

#### **Question 17**

- RS 9.7.6.2 – bid review and analysis, it indicates that that we are to assist the departmental representative as required. Is this a required service or not? We need to know if we are to include in our fees. Alternatively this work could be completed hourly?

#### **Answer**

The intent is to review items such as bids submitted from Construction solicitation at the request of the departmental representative. It will be up to the prime consultant how this will be evaluated. To further clarify the question posed proposes an hourly rate, the solicitation asks for a fixed fee submission.

#### **Question 18**

Solicitation No. - N° de l'invitation  
M5000-212099/A  
Client Ref. No. - N° de réf. du client

Amd. No. - N° de la modif.  
004  
File No. - N° du dossier

buyer ID - Id de l'acheteur  
pwz102  
CCC No./N° CCC - FMS No./N° VME

• RS 9.7.6.3 – Negotiation – again indicates should it be necessary we are to assist in negotiation. We need to know if we are to include fees for this or not. Alternatively this work could be performed hourly.

**Answer**

The intent is to review items such as change orders etc. It is up to the prime consultant to determine how this will be evaluated. To further clarify the question posed proposes an hourly rate, the solicitation asks for a fixed fee submission.

**Question 19**

• RS 9.7.7.2 – Cost specialist through construction – it indicates “such activity may encompass”. Again we need to know what services we will be required to perform so we can include in our fees. Alternatively this work can be completed hourly.

**Answer**

The intent is to review construction progress claims. It is up to the prime consultant to determine how progress claims will be evaluated. To further clarify the question posed proposes an hourly rate, the solicitation asks for a fixed fee submission.

**Question 20**

• RS 9.6.1.5 – it is indicated that the cost specialist should attend the project site. Typically this is not done as the majority of our work can be done remotely, and we rely on reports issued by other consulting disciplines (i.e environmental, survey, geotechnical etc.). Can you confirm that this is required especially in light of current COVID-19 restrictions?

**Answer**

It is up to the principle architect on how these services should be performed. It is important that the successful bidder is familiar with three identified locations. The current Covid -19 restrictions continue to change and evolve what is valid today may not be the case in the future.

**Question 21**

Please clarify whether consultant team cv's must be included in the total page count (40 pages) or if it is permissible to add them as an appendix to the proposal for the New RCMP Detachments, MB.

**Answer**

Yes, the consultants teams CV's must be included in the total 40 page count

**Question 22**

Regarding response to Question 15 Amendment No. 2: We'd appreciated receiving further clarification on this point so that travel time and expenses are reported as per Canada's intent. To rephrase the question: Is travel time, and the expenses associated with travel to these sites, supposed to be included in the Maximum Fixed Fee per detachment in Appendix C – Price Proposal form on page 43 and 44 or is it to be separated from the fixed fee and shown in the chart for Disbursements on page 45? The references to the GCs under Disbursements clearly indicate that travel time and expenses are not reimbursed separately so it is unclear to us as to what is to be included as “Travel Flin Flon”, etc., under Disbursements on page 45. Please clarify the intent in more detail.

**Answer**

Travel time and costs for subconsultant and consultant should form part of the fixed fee

### Question 23

The answer provided for question 15 in addendum 2 did not provide sufficient clarification. Are the lump disbursements cited on page 44 allowed to be used for travel disbursements related to the scope of services set out in RFP or are these lump sum disbursements values for additions to scopes of services not yet identified?

### Answer

Additions for services not identified in the RFP will be dealt with as an amendment. The solicitation asks for the bidder to provide hourly rates for each location. The lump sum is used for travel to each of the locations. There are specific clauses for payment of the disbursements.

### Question 24

Refer to addendum1, clause -9.2.1. Please clarify that the standards for passive house, LEED Green Globes and energy star programs are only to be used for guidance documents for developing sustainable strategies and that no certification of the design is required under these sustainable design program?

### Answer

Industry Recognition or certification is not required but it must be verified through commissioning.

### Question 25

Follow-up: Dallas another question similar to the first part of question 1 below was responded to in the answer to question 14 of addendum 2. Yet the answer did not provide any clarity. Please provide necessary clarity to question 14 and /or our question 1 below?

1.0 Refer to the asterisk note on Page 44 . 'payment will be based on actual hours spent'. From the fees charts above that note ,all fees fixed. Yet this note implies that they are maximum upset fees . Please clarify the process on how payment on the actual hours spent ,will be determined?

Refer to the asterisk note on page 44 . 'travel time and /or expenses will not be reimbursed separately' yet the disbursements chart on page 45 suggests that travel and other expenses will be reimbursed within the allowances cited. Please clarify?

2.0 refer to 9.2.3 ,last sentence 'a common design with local influences will be required for the above noted locations.' Yet the size of the two detachments of Shoal lake and Morris are different in both size and program make -up . Shoal lake does not appear to have a garage yet Morris does. Clarify the extent to which a common design is required ? Further clarify that only one single set of design options including building systems are required for both detachments except for site layouts and site services .

3.0 refer to the last sentence in the Overview text on page 22 of 74. Please provide a specific location(s) of the detailed solid waste management program sustainability service requirements as suggested in this sentence?

### Answer

The solicitation asks for a fixed fee contract as well fixed hourly rates. In the event there is a change in scope for items not in contract an amendment will be issued confirming the level of effort required based on the hourly rates as noted above. Common design means these buildings will have an administrative area, Detention area and a public area. Locations have local nuances. There is budget for a garage at each location. The sizes of the buildings are determined by the policing requirements for each of the specific communities. The consultant will identify this at each location during construction.

Solicitation No. - N° de l'invitation  
M5000-212099/A  
Client Ref. No. - N° de réf. du client

Amd. No. - N° de la modif.  
004  
File No. - N° du dossier

buyer ID - Id de l'acheteur  
pwz102  
CCC No./N° CCC - FMS No./N° VME

### **Question 26**

1. Please confirm if the RCMP would prefer an Independent Code Consultant versus an In-House Code Consultant from the Architect.

### **Answer**

The question as noted the RCMP has no position but the bidder should note the following: the National Building code will be used as the basis for design. If there is a conflict between Provincial and National codes the consultant should refer to the National building code.

### **Question 27**

Are resumes included in the 40 page limit?

### **Answer**

The specific requirements notes the inclusions and exclusions of the rated requirements the following do not form part of the 40 pages: Cover Letter, Cover page, Tab dividers used to identify sections of the proposal, table of contents, Consultant Team Identification (Appendix A), Declaration / certification forms (Appendix B), Integrity Provisions, Front Page of RFP, Front page of Revisions to RFP, Price Proposal Form (Appendix C)

### **Question 28**

Will the RCMP accept project experience from projects currently under construction? If yes, will projects currently under construction be scored differently than completed projects?

### **Answer**

The RCMP will accept project experience which is noted in the offering of the following. Two projects / program of works that have been completed in the past 8 years. The example must be of a law enforcement, government or institutional of a minimum of 450 sq meters with a minimum value of \$ 4.5 million dollars in project value.

### **Question 29**

Section PD12 - Existing Documentation states that an Enhanced Phase 1 Environmental Report is available for the Flin Flon site, and that Phase 1 Environmental Reports are available for the Shoal Lake and Morris sites.

- Section PD4.11.1 pertaining to civil engineering scope of work states that "All services required for complete site development modifications, including but not limited to contaminated soils remediation, excavation and grading, drainage, and roads, parking areas, curbs, sidewalks and coordination with site security infrastructure, lighting and landscape elements.
- Will the environmental reports be accessible to proponents to confirm whether contaminated soils requiring remediation are present on any of the project sites? Alternately, is it possible to confirm whether or not this is the case?

### **Answer**

The successful bidder will be provided Environmental reports for Flin Flon, Shoal Lake and Morris upon award. There are no contaminated impairments.

The comment appears to be a statement. Yes the scope of work as described should be followed by the civil engineer for the locations identified in the tender in Flin Flon, Shoal Lake and Morris Manitoba.

Solicitation No. - N° de l'invitation  
M5000-212099/A  
Client Ref. No. - N° de réf. du client

Amd. No. - N° de la modif.  
004  
File No. - N° du dossier

buyer ID - Id de l'acheteur  
pwz102  
CCC No./N° CCC - FMS No./N° VME

To further assist in preparation of submissions please note the following description of the property:

Flin Flon – The lot is a previously developed but currently unoccupied property located in the downtown area of the community. The site was a part of a larger area that was used for housing by the prior owner. The site itself exhibits soil constituent properties typical of the region. There are common procedures for construction in the community that need to be followed and will be noted in the specifications and design documents.

Shoal Lake – The site exhibits soil that is consistent with area. This land use prior to acquisition was farming.

Morris – The site exhibits soil that is consistent within the area. The land use prior to acquisition was farming. This land is located within the primary flood protection ring dike that provides flood protection to this community.

### **Question 30**

We would like a clarification on the civil engineering scope of work, specifically with regards to the presence of contaminated soils. Could you confirm whether these are present in any of the three proposed sites? For reference, section PD4.11.1 pertaining to civil engineering scope of work states that "All services required for complete site development modifications, including but not limited to contaminated soils remediation, excavation and grading, drainage, and roads, parking areas, curbs, sidewalks and coordination with site security infrastructure, lighting and landscape elements.

### **Answer**

The comments as noted or described above remain applicable. Each location or lot is vacant and will be developed to meet the needs of the local RCMP detachments.

### **Question 31**

Alternately, should you not be able to confirm whether contaminated soils are present in either of the three project sites, could the Phase I Environmental Reports (referred to in section PD12 - Existing Documentation) be made available to proponents to further clarify this scope element?

### **Answer**

Canada will provide these documents upon award. There are no environmental impairments at the three locations identified.

### **Question 32**

For the sites chosen for all three Detachment locations, was any due diligence completed prior to purchase, such as obtaining current or potential servicing information? If so, is it possible to obtain this information for all sites?

### **Answer**

Due diligence was completed for all three locations identified in this offering. All are located within a community setting that allows for services. As part of the project analysis the consultant will best determine or identify services and infrastructure for each site. This is a post tender activity.

### **Question 33**

Would Canada consider increasing the page limit of the submission to accommodate the number of project achievements required for sections 3.2.1 and 3.2.2 (16 detailed projects) and the achievements of key personnel and specialists in section 3.2.2 (8 CVs in total)?

Solicitation No. - N° de l'invitation  
M5000-212099/A  
Client Ref. No. - N° de réf. du client

Amd. No. - N° de la modif.  
004  
File No. - N° du dossier

buyer ID - Id de l'acheteur  
pwz102  
CCC No./N° CCC - FMS No./N° VME

**Answer**

No, please follow the requirements of the RFP as stated.

**Question 34**

In Section 9.2.16 (PD 2.4) for Morris Overview, the scope identifies a garage to be included yet in section 9.2.50 (PD 3.1) space table, no net or gross area for the garage is included. Is a garage to be included and if so, what is the area required?

**Answer**

The garage size varies in size dependant on operational requirements. It may vary in size from 70 sq metres. It will be determined by the operational requirements of each detachment.

**Question 35**

In Section 9.2.38 (PD 2.10) for Shoal Lake, the budget states that it is to be \$7.7M yet in section 8.1.1(PD 8.1), the budget is listed to be \$7.8M. Please confirm the construction value for Shoal Lake.

**Answer**

Budget estimates for each location are based on total sq meters. Please use the \$ 7.8 million as your construction value.

**Question 36**

In Section 9.2.51 (PD 3.2), it states that the expected life span of 30 years before major refit yet in section 8.5.1 (RS 8.5), it states that the life cycle cost is to be based on 20 years to next refit. Please confirm expectations for life expectancy.

**Answer**

30 years takes preference.

\*\*\*END OF ADDENDUM\*\*\*