

Addendum No. 4
February 25, 2022

Project Name/Description: RFP Lead Consultant, Site Servicing – Public Road Redevelopment for Tunney's Pasture
Location: Ottawa, Ontario
Owner: Canada Lands Company
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RFP Number: 601899-03
RFP Issue Date: December 21, 2021
RFP Closing Date: March 22, 2022 at 2 PM EST
Total number of pages within this issued Addendum: 5

All Addenda shall form an integral part of the RFP and are to be read in conjunction therewith. The Addenda shall take precedence over the aforementioned RFP which may prove to be at variance or may otherwise be qualified in writing by authorized personnel.

This information shall be incorporated into and be read together with the relevant Sections of the Request for Proposal document.

Delete the sub-bullets under second paragraph in Section 3.3.11 Personnel on Page 21 and replace with the following:

- Resumes for personnel and documentation of accreditation, and/ or letter of reference (2 points);
- Language proficiencies (English and French mandatory for all primary team members)(1 point);
 - To clarify, Proponents must provide resources capable of conducting meetings or presentations to the public or the Company/PSPC/NCC in both official languages. A bilingual team member may assist the primary team member with presentations and meetings in either official language, as required.
- security clearance (1 point); and
- area of expertise identified (1 point)”



Insert into Section 3.3.11 on page 21 in relation to Diversity and Inclusion, including a demonstration of how paid employment will be created for members of indigenous groups:

“The Proponents who demonstrate Diversity and Inclusion and removed barriers to employment of members of Indigenous groups and under represented groups will receive maximum points. The Company encourages the support of Indigenous led and managed businesses wherever possible where said businesses can provide a service required to complete the scope of work”

Insert at the end of Section 3.4, page 25:

“The Oral Presentation may be conducted in either of the two official languages.”

Insert on Page 30 under section 4.0 “Deliverables and Expectations”, as the second last paragraph:

“Heritage reviews will be required by the City of Ottawa to complete subdivision registration prior to the transfer of the private roads to the City of Ottawa and heritage buildings acquired by the Company.”

Delete the seventh (second last) bullet under the heading “Pre-Disposal Services” on page 30 and replace with the following:

- Assist in the development of a tripartite agreement between PSPC, the Company and the City of Ottawa that outlines the methodology and roles and responsibilities of each organization in the creation of the municipal rights of ways. The Company's Legal Counsel will be responsible for the preparation of tripartite agreements. The successful Proponent is expected to support the Company and PSPC in the development of such agreement if required and the successful Proponent's responsibilities in relation to the drafting of this agreement may include the following, but is not limited to, the provision of costing, development sequencing/ scheduling/ phasing information and description of works including development assumptions for parcels. It is anticipated that the Tri-Party Agreement, if required, will require engineering plans, servicing studies, surveys and submissions similar to those required for subdivision registration.
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Insert on Page 33 under heading “Role as Professional Planner and Technical Lead”, as the second paragraph:

“The physical boundary limits for the scope of work include the entire campus: however, the plan of subdivision and detailed engineering submission to the City will be focused on the right-of-way, service connections to existing buildings, and off site servicing and road way connections.”

Delete seventh bullet under heading “Role as Professional Planner and Technical Lead” on Page 33 and replace with the following:

- Produce two versions of the massing plans (2D/3D images/models/shadow diagrams) and a built form strategy, informed by PSPC's TPIP, for both the Company and PSPC's Urban Design Manuals for the Redevelopment of Tunney's Pasture (March 2018), the Sustainability Tool Kits and the Sustainability Charter for Tunney's Pasture;”
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Insert on Page 34 under task 4, as a sub-bullet at the end of the first bullet:

- “The Public Consultation Consultant (“PACE”) will provide services to assist the Company and the Company's retained consultant leading the planning for the Site (the “Lead
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Consultant”) to achieve approval(s) through consensus with various stakeholder groups. It is expected that the Public Consultation Consultant will coordinate, lead/direct all public presentations, consultations, and discussions with the broader public. The Public Consultation Consultant will prepare a detailed work plan outlining the outreach program for the two phases of the project: 1) Public Information Phase; and, 2) Municipal Approval/Implementation Phase. The Public Consultation Consultant shall work with the Lead Consultant, the Company and PSPC to communicate, record and manage communications associated with the following applications for Municipal Approval, Urban Design Review Panel, Ottawa Built Heritage Advisory Committee and subdivision approval.“

Delete first bullet under heading “Lead Consultants Responsibilities and Deliverables”, “Transportation Engineering” on Page 35 and replace with the following:

- “Transportation Engineering o Deliverables - Including Cycling/Pedestrian Network Designers, Municipal Approvals (CTS/TIA) and Roadway Modification Approvals, electric vehicle stations, electric bicycle stations”

Insert on page 35 under “Lead Consultants Responsibilities and Deliverables” as a sub-bullet under the first bullet under “Land Surveyor”:

- “The survey scope of work includes the completion of new surveys for the entire 49 ha site at the onset of the project. The property survey must be completed by September 30, 2022. A topographic survey of the entire 49 ha site will also be required. It is anticipated that the survey for the Campus may include adjacent lands as required by the City of Ottawa, NCC, utilities and other Agencies to complete off site design for servicing, roadway and pedestrian access.”

Insert on page 35 under “Lead Consultants Responsibilities and Deliverables” as a sub-bullet under the first bullet under “Cultural and Heritage Plan”:

- “A ‘Heritage Resources Impact Report’ will include an overview of the heritage resources including the identification of significant heritage attributes (building and heritage landscapes) and provide an analysis of the impact of the right of way/infrastructure improvements on the heritage landscapes and built heritage resources on the Campus.”

Delete the third bullet on page 36 and replace with the following:

- “Civil Engineer – to prepare detailed engineering drawings; street lighting and composite utility plan, waste collection plan; obtain all approvals required to initiate site servicing; procurement, contract administration and site inspection and all Quality Assurance/Quality Control/Testing for the Company upon request based on the schedule of rates be submitted under Part B of Revised Pricing Schedule 6”

Delete the fifth bullet on page 36 and replace with the following:

- “Acoustical Engineer – to complete noise impact study, ~~snow removal and in collaboration with landscape architect~~ Low Impact Development features for roadways;



Delete the tenth bullet on page 36 and replace with the following:

- “Geotechnical Engineer – to complete geotechnical reports required for subdivision registration; to support engineering design, review of engineering and landscape plans, inspection and all Quality Assurance/Quality Control/Testing for the Company upon request during site servicing based on the schedule of rates be submitted under Part B of Revised Pricing Schedule 6; provide direction for Street Tree Planting; and”

Delete the eleventh (second last) bullet on page 36 and replace with the following:

- Electrical Engineer – to complete preliminary load summaries and street lighting design as required to finalize the Composite utility plan and street lighting plan to support utility design for future development of each subdivision registration, as required by Hydro Ottawa, Enbridge Gas and/or City of Ottawa.

Insert into the schedule table on page 37 under Stage Three, after “Facility Fit Plans”:
“for the Public Park(s)”

Insert as third bullet on page 37 under the heading “Stage One: Project Review – Gap Analysis, Market/Costing Analysis and Schedule Review – Road way and Site Servicing”:

- “Prepare an assessment report of existing infrastructure throughout the campus and deliver a complete lifecycle cost analysis. The assessment report must be submitted by September 10th, 2022”

Delete second last bullet under heading “Stage One: Project Review – Gap Analysis, Market/Costing Analysis and Schedule Review – Road way and Site Servicing” on page 38 and replace with the following:

- Prepare a preliminary table of contents for Environmental Impact Study, Transportation Study, Cultural and Heritage Plan for the site as a whole; and”

Delete the link on page 39 Section 4.3, Geotechnical Study and replace with the following:
https://documents.ottawa.ca/sites/documents/files/geotech_report_en.pdf

Delete first bullet under heading “Architectural Services” on page 41 and replace with the following:

- Complete Cultural and Heritage Plan for the site as a whole to support the creation of a site identity; and

Delete second last bullet under heading “Lead Consultants Responsibilities and Deliverables”, “Sustainability” on Page 41/42 and replace with the following:

- Incorporate into the Sustainability Strategy for the site servicing/roadway upgrades findings from relevant studies required to meet requirements of the Sustainability Charter, including: 10-year Landscape Plan (Tree Planting Plan); Cultural and Heritage Plan; Resiliency Plan; 10-year Habitat Management Plan; Community Energy Strategy; Supportive Housing Plan (to include measures to secure affordable housing at Tunney’s Pasture); and



Insert as new bullets on page 43 under heading “Civil Engineering /Design/Electrical Engineering/Structural Engineering”:

- “Field investigations and work in support of permits and approvals for the storm outfall will be required. Field investigations must include examination of the current condition of all infrastructure within the Campus and include recommendations for repair and maintenance required to maintain service to buildings on site concurrent with the infrastructure upgrades.”
 - “The scope of work may require the removal of historical infrastructure, such as existing sewers, watermains, streetlight poles and tunnels, in order to complete the upgrade necessary within the road right-of-ways.”
 - “The successful Proponent will be required to prepare a Master Servicing Study for the entire campus, as well as a servicing conditions report to determine the current conditions of all infrastructure; provide recommendations for interim repairs or replacement to ensure the continuity of services to existing building. The recommendations must include cost estimates, scope of work for procurement and maintenance schedule”
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