

REQUEST FOR PROPOSAL “RFP” No. PS20171568  
ARCHITECTURAL CONSULTING FOR 2780 EAST BROADWAY

QUESTIONS AND ANSWERS NO. 2

ISSUED ON March 23, 2018

Q2.1	We think the insurance coverage is a bit high. Can the City consider a lower amount?
A2.1	<b>Given the size of the contract and scope of work, the City’s Risk Management doesn’t recommend reducing the insurance limit. Therefore, no changes to the current insurance coverage requirement.</b>
Q2.2	Re: Data/Security - is this included in the scope for the Consultant? Or will the City advise on this? If it’s the latter, can the City give us what the requirements are for Data/Security?
A2.2	<b>Data/Security basic general design is required of the Consultant. Requirements shall conform to SSBC Technical Standards for Offices - 2014 Tenant Improvements mentioned in Part B - City Requirements Section 3.H</b>
Q2.3	Re: Sprinklers - will this be completed as part of BP submission or could a letter be provided to allow submission later on?
A2.3	<b>The City would like to see the sprinklers indicative design included in the design and subsequently in tender documents. Building permit requirements shall be as required of the Building Review Branch.</b>
Q2.4	Are the actual tenant improvements for each tenant to be included in this RFP or just the hub space with the tenant space as a shell for the tenant improvements by others? Only 1 tenant is currently identified.
A2.4	<b>Yes, the actual tenant improvements are required for each of the known tenants as well as others that may come on stream during the process. There are 3 tenants identified in the RFP: Westcoast Family Centres, Pacific Community Resource Society, &amp; Ministry of Children &amp; Family Development. Allow for the tenant improvement design of the entire 37,430 SF.</b>
Q2.5	What is happening with the occupants of the main level during Hazmat scope and

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	seismic upgrade scope?
<b>A2.5</b>	<b>The occupants of the lower level ground floor will continue to occupy that space. The occupants of the upper level may remain if it is possible to stage the work. It is the prime consultant’s responsibility to make recommendations on the best approach.</b>
<b>Q2.6</b>	<b>Is the intent to phase this project with multiple permits or just one permit?</b>
<b>A2.6</b>	<b>As noted in the RFP, the project may be sequentially tendered to complete hazmat and seismic upgrade prior to other improvements or may be tendered as one package. Parking surface redesign and upgrade may also be tendered separately if it makes logistical sense and advances the completion date.</b>
<b>Q2.7</b>	<b>Is the City assuming 3 separate tenders for 3 separate contractors, or one contractor for all three scopes?</b>
<b>A2.7</b>	<b>As indicated in parts of the RFP, specifically as mentioned in Schedule B - Fees for Basic and Additional Services, the Consultant shall allow for preparation of tenders for each scope to be performed sequentially by 3 general contractors or all scope as one package to 1 general contractor. The best strategy will be discussed at a later date.</b>