

REQUEST FOR PROPOSAL ("RFP") PS20130493

OPERATOR SELECTION FOR THE PROVISION OF AFFORDABLE RENTAL HOUSING  
ASSOCIATED WITH THE REDEVELOPMENT OF FIRE HALL No. 5

QUESTIONS AND ANSWERS NO. 1

Issued June 19, 2013

|    |  |
|----|--|
| Q1 | What is the timeline for the project's completion?   |
| A1 | Start design immediately based on program submitted to the RFP;<br>Sept/Oct 2013 - Public engagement;<br>Nov/Dec 2013 - Application for rezoning;<br>Summer 2014 - Start construction;<br>Late 2015 - Construction completion  |
| Q2 | On page B-1, is Annex 1 that is referenced the same as Schedule 1 - Summary of Detailed Requirements (which begins on page 1-1)?   |
| A2 | Yes.   |
| Q3 | On page B-1, section 2.6, can you please clarify References? What is meant by "three parties for whom the Proponent has done work in the past"? What are you looking for from references; e.g. past experience in building, property management, etc.?   |
| A3 | Please provide three references where the proponent has provided work, services, or that are the same/similar to this RFP. Please include the names and contact information for these references. Please provide the types of work/services provided.  |
| Q4 | On page B-1, what are the numbered paragraphs referred to under section 2.2 in Annex 1 to the RFP? "This section of the Proposal should be divided into paragraphs that correspond to the numbered paragraphs of the foregoing Section 1 of this Part B and the numbered paragraphs/sections of Annex 1 to the RFP |
| A4 | Please see Item 1.7 - Submission Requirements in Schedule 1 - Schedule of Detailed Requirements on page 1-5 and 1-6. There are 5 areas listed.   |
| Q5 | What will the form of agreement look like? When will it be issued?   |
| A5 | The Form of Agreement will be dependent on the submissions that are submitted in response to the RFP.<br>A high level overview of the operating agreement will be provided.  |
| Q6 | How is the sound-proofing for the building?  |

**REQUEST FOR PROPOSAL (“RFP”) PS20130493  
 OPERATOR SELECTION FOR THE PROVISION OF AFFORDABLE RENTAL HOUSING  
 ASSOCIATED WITH THE REDEVELOPMENT OF FIRE HALL No. 5  
 QUESTIONS AND ANSWERS NO. 1**

|     |   |
|-----|---|
| A6  | <p>There are currently co-ops, single-family dwellings nearby and the noise from the current fire hall has not been a factor for the neighbours. There will be 2 shifts per day. The fire hall is operational 24 hours/day, 7 days/week.</p> <p>When a call comes in for the fire hall, the public address (PA) system in the building is activated with a tone, then a message - this should be contained within the building except when windows &amp; doors are open; when the trucks leave, the sirens will only be turned on once outside the building when required for safe movement in traffic.</p> |
| Q7  | What is the amount of the Property taxes?   |
| A7  | Proponents are to advise COV of the amount of taxes.  |
| Q8  | Is there a particular target group for the occupancy of the housing?  |
| A8  | No.   |
| Q9  | If a group brought significant financial contributions towards the project, can the money be used towards additional embellishments?  |
| A9  | Yes but this will be subject to the needs of the fire hall.   |
| Q10 | Will the mechanical systems for the Fire Hall and housing be separate?  |
| A10 | A much as possible, the mechanical systems will be separated. The design will permit capital and operating costs to be attributed to the appropriate parties.   |
| Q11 | Where are the Amenity and Support Spaces that are referenced on page 1-3 located? According to the floor plan drawing on page 1-2, it does not appear they are located on any of the three housing floors.  |
| A11 | The proponents must ascertain the appropriate amenity and support spaces required for their program and locate them on the three housing floors planned above the fire hall. It is anticipated that some service room space may be available in the basement for electrical and mechanical equipment, and the rooftop may be used for mechanical equipment.   |
| Q12 | Is the high level overview of the Form of Agreement the only document being posted?   |
| A12 | Yes.  |
| Q13 | We were curious about the suites in the proposed fire hall and the amenities therein. Is there currently a plan to ensure suites are developed with a full kitchen and will development allow for that (exhaust piping for stoves, etc)? If so, are the costs of the amenities within the kitchen area provided by the building operator or the city?   |
| A13 | In the plan costed in the Housing Study, each residential suite had a residential kitchen. The cost of residential appliances and millwork are within the budget estimate.  |
| Q13 | Will the list of the attendees be posted?   |
| A13 | Yes. Please check the website for the list of attendees:<br><a href="http://former.vancouver.ca/fs/bid/bidopp/RFP/RFP-PS20130493.htm">http://former.vancouver.ca/fs/bid/bidopp/RFP/RFP-PS20130493.htm</a>   |