

REQUEST FOR PROPOSAL “RFP” NO. PS20140032
ARCHITECTURAL SERVICES FOR BUILDING RENOVATION
SITE /INFORMATION MEETING - 9:00 AM, FEB. 18, 2014

QUESTIONS AND ANSWERS NO. 1

ISSUED ON February 24, 2014

Q1	What is the budget the City anticipates for the hard costs of this Scope of Work?
A1	<i>The preliminary construction budget is \$3,300,000</i>
Q2	The RFP mentions a General Contractor as part of the team. If this is not the case, it should be formally deleted (Page A-3, Section 4.10)
A2	<i>This statement has been amended. Please check the website for Amendment #1 (AMD 1) posted on February 17, 2014.</i>
Q3	With all the concern about Green Vancouver, will the budget allow upgrading of the windows and other energy conservation measures?
A3	<i>At this time window replacement is not included in this scope. While energy upgrades are not a primary focus of this project, any upgrades to lighting or mechanical equipment that fall within the scope of the project should be designed to reduce energy consumption as much as possible.</i>
Q4	Do the City record drawings include the various remodeling that have occurred? There were some existing building drawings in the Boiler Room and in a Maintenance closet. Will the design team have access to these, or better, drawings?
A4	<i>The latest documents will be made available, including electronic drawings and records of recent Capital Maintenance work.</i>
Q5	My understanding is that a building structural seismic upgrade is not anticipated. Can you confirm this is correct?
A5	<i>A building structural seismic upgrade is not included within the scope of this project at this time.</i>
Q6	Are prospective tenants eventually going to see a “vanilla shell” for their prospective tenant spaces/offices, or alternately the existing conditions with existing walls and construction (like jail cells) in whatever shape these are in after installing sprinklers etc?
A6	<i>Tenants will be shown existing building conditions. No additional work will be required for leasing showings.</i>

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Q7	Are there energy targets (LEED rating for example) that are part of the building renovation?
A7	<i>There is no requirement for LEED certification; however LEED principles and practices are to be applied to the maximum extent possible. While energy upgrades are not a primary focus of this project, any upgrades to lighting or mechanical equipment that fall within the scope of the project should be designed to reduce energy consumption as much as possible.</i>
Q8	The record AutoCAD drawings are not to include x-refs. Why is this?
A8	<i>This is the policy of the City's management for record drawings. X-refs are acceptable in the working documents but must be bound prior to submission of as-built files.</i>
Q9	Are there any existing Building Code reports or assessments available regarding this building?
A9	<i>A new Code Compliance Report will be required. Previous assessments/reports are outdated, but they will be shared with successful proponent for information.</i>
Q10	There was discussion about the City performing an “energy audit” of the building soon. When will this be? Will that be available for the Design team? Please confirm this is not part of this Scope of Work?
A10	<i>A future energy audit and energy upgrades are planned for the building. However the energy audit will not be completed in time for this project. While energy upgrades are not a primary focus of this project, any upgrades to lighting or mechanical equipment that fall within the scope of the project should be designed to reduce energy consumption as much as possible.</i>
Q11	We did not see the roof(s). Are they in reasonable shape or is a roof replacement anticipated? Is a roof condition report available?
A11	<i>Roofing is not in this scope of work which is mainly interior renovations. Re-roofing of City buildings falls under the Capitol Maintenance cycle outside of this project scope.</i>
Q12	Would you be able to clarify if the required fee proposal is for Architectural services only, or if other Consultant fees are also to be included in the Fee For Basic Services?
A12	<i>The Architectural fee proposal shall include all fees from all members of the team. Please refer to Schedule 2 - Pricing Table and the list of potential sub-consultants on Section 4 of Schedule 1.</i>
Q13	Is it up to the architect to assign someone to manage the hazardous material removal or is the city of Vancouver looking for contractors to remove the asbestos?

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A13	<i>Hazardous material removal will be managed by the City and is not part of the scope of this RFP.</i>
Q14	<p>Page B-4 of the RFP contains the following response requirement:</p> <p><i>2.19 Each Proponent must submit with its Proposal proof of valid WorkSafeBC registration. Such registration should be maintained as specified in Section 9.0 of the Form of Agreement.</i></p> <p>Traditionally, architectural firms are not registered with WorkSafeBC. Please advise if this requirement can be deleted from the RFP.</p>
A14	<i>This requirement cannot be deleted. The City requires valid WorkSafeBC clearance from all its vendors and consultants.</i>
Q15	Our first concern is seismic upgrading. The only mention for seismic upgrading is for non-structural items on the M & E in the renovated area which would not be part of our scope. We believe that the new building VBBL will be in effect and the provisions of the annex on existing buildings would be in effect. At the very least this would require a Code review including seismic and vertical loads and at the upper end of the scale would require seismic upgrading. How is it proposed to handle this in the scope and proposal?
A15	<i>A building structural seismic upgrade is not included within the scope of this project at this time. However non-structural seismic restrains for interior work such as suspended ceiling, mechanical and electrical equipment etc. will be in the scope of this project.</i>
Q16	Are any engineering studies available for the building? To what extent would these reports be available for our use or would we be reproducing them. Would new structural and seismic reports be required at permit time?
A16	<i>Previous engineering studies are outdated but shall be available for reference by the successful proponent team. See also A5 and A15 above.</i>
Q17	Are existing structural drawings for the building available? This will affect our scope/effort.
A17	<i>Current Architectural record drawings showing locations of structural elements are available. Original structural drawings are not available at this time.</i>

PLEASE FIND ATTACHED, THE ATTENDANCE LIST FROM THIS INFORMATION MEETING.

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EVERYONE MUST SIGN. ONE PERSON PER LINE ONLY.**

FINISHED 10:30 AM

#	Vendor Name	Representative	Email address	Initial	In	Out
1	Applied Engineering Solutions Ltd.	MARK HEFFERNAN	mhheffernan@appliedengineering.ca	MH	/	
2	B + H Architects Inc.	Meighan Scott	meighan.scott@bradarchitects.com	MS	/	
3	Bing Thom Architects	MICHAEL THOMPSON	mthompson@btgroup.com	MH	/	
4	CEI Architecture	Stephen Powe	spowe@ceiarchitecture.com	SP	/	
5	Cheroff Thompson Architects	Carlos Aller	carlos.a@cta.bc.ca	CA	/	
6	DIALOG BC Architecture Engineering Interior Design Planning Inc.	Rod Yeh Bruce Yeh	nyeh@dialogdesign.ca byeh@dialogdesign.ca	RY BY	/	
7	Michael Green Architecture (MGA)	NATALIE TEWLAIC. Elihu Brunel	natalie@gmg-architecture.ca eliu.brunel@gmg.com	NT EB	/	
8	NORR Architects Planner	William Harrison	william.h.harrison@norr.com	WH	/	
9	Parkin Architects Western Ltd.	Michelle Landro Danyl Bosa	mlandro@parkindevelopments.com dbosa@parkindevelopments.com	ML DB	/	
10	PLOT Developments Inc.				/	

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#	Vendor Name	Representative	Email address	Initial	In	Out
11	RAFII Architects Inc.	FORD RAFII	ford@rafiia.com	FR	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Graham Hoffart Mathiasen Architects	RON HOFFART	ron.hoffart@ghma.com	RH	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	DA Architects + Planners	BANDY KNIL	rbn@da-architects.ca	BK	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	ZAS Architects + Interiors Inc.	LEIGH COOPER	lcooper@zasa.com	LC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	AME Consulting Group				<input type="checkbox"/>	<input type="checkbox"/>
16	Kasian Architecture, Interior Design and Planning Ltd.	BRAND ALVAREZ	BRAND.ALVAREZ@KASIAN.COM	BA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Vivid Green Architecture Inc.	ROSA SALCIDO	rsalcido@vividgreenarchitecture.com	RS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	SSDG Interiors Inc. (will partner with William Harrison Architect)	KIRSTEN KETE	KIRSTEN@KIRARCHITECTURE.CA	KK	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	DGBK Architects	Robert Linder	rlange@gbk.com	RL	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	MMM Group Limited				<input checked="" type="checkbox"/>	<input type="checkbox"/>

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21	William Harrison Architect					
22	MCW Consultants Ltd.	Raymond Cho	Rcho@mcw.com	R.C.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
23	Unison Construction Mgt. Ltd.	Ryan Singer	ryan@unisoncm.com	RS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
24	KRA Architecture					
25	Public Design	Jessica Hum	jessica@publicdesign.ca	JH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
26	Omicron	N. Luanhe Lanhe	nlanhe@omicon.ca	NL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
27	IBI/HB Architects	Daniya Kinnacetyi	Daniya.kinnacetyi@ibigroup.com	DK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
28	RATIO Architecture Interior Design + Planning Inc.					
29	Studio One Architecture Inc.	Eva Whitts	ewa@studioonearchitecture.ca	EW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
30	MICHAEL GREEN ARCHITECTURE	Jordan Van Disk	jordan@mg-architecture.com	JV	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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#	Vendor Name	Representative	Email address	Initial	In	Out
31	STROTT	Paul Grawst	PGRAWST@STROTTARCHITECTURE.COM	PG	/	
32	IREDALE GROUP ARCHITECTS	PETER PRAYER	prayer@iredale.ca	PR	/	
33	INTEGRAL	IVAN LEE	ilee@integral-group.ca	IL	/	
34	MMMA GROUP	PETER ELTON	eltonp@mmma.ca	PE	/	
35	PANO	MIKE MAMMONE	m.kem@thinkratio.com	MM	/	
36	AME Group	Marie Jenner	marie.jenner@amegroup.ca	MM	/	
37	Parkin Architects	RICK YOUNG	ryoung@parkin.ca	RY	/	
38	WCM	MARUZE DIAS	mdias@mcnistrisc.com	MD	/	
39	SSDA	Heidi von Hockauf	hvdme@ssda.com	HH	/	
40						