

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

QUESTIONS AND ANSWERS NO. 2

ISSUED ON February 28, 2014

Q1	The tenant design guidelines are set out as a separate piece of consultant work. Should the price for this work also be separate?
A1	<b><i>The proposed Consultant fees for the TI Guidelines should be identified as a separate item.</i></b>
Q2	It was stated at the walkthrough that the City of Vancouver would handle to the Development Permit process, including all parking requirements related to the site. Please confirm that this statement is correct.
A2	<b><i>The City will manage the Development Permit &amp; related parking requirement.</i></b>
Q3	Reference: Schedule 1 - Detailed Requirements, Item 7.A.a. The extent of demolition that is within the scope of work requires clarification. What is the City’s intention for the removal of hazardous waste prior to general demolition? As many of the interior finishes contain asbestos and lead, and even drywall joint compound has been found to contain asbestos, how will the extent of general demolition be determined? Is it the City’s intention to remove or encapsulate all asbestos containing materials prior to general demolition taking place? Can you also provide the City’s anticipated schedule for removal of hazardous waste; it will need to be incorporated into the project schedule.
A3	<b><i>The City will have renovation areas surveyed and tested for potential hazardous building materials prior to renovation. The City will arrange for existing hazardous building material that will be exposed or affected by the renovation to be abated. To the extent possible, abatement will be conducted prior to the commencement of the demolition/construction contract. Abatement will be conducted through removal, not encapsulation or covering. Uninterrupted material will not present any hazards to occupants.</i></b>
Q4	We believe that at the time of permit for the renovation the new building VBBL will be in effect (Comes in July 1st 2014) 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 very likely would require at least some seismic upgrading. How should structural consultants approach the scope of seismic upgrading in the proposal. (Include in our base fee or consider as additional services?)
A4	<b><i>It is our target to have the Building Permit application submitted before July</i></b>

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	<b><i>1 2014. A new Code Compliance Report will be required. A building structural seismic upgrade is not included within the scope of this project at this time.</i></b>
<b>Q5</b>	Are any engineering studies or existing structural drawings 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?
<b>A5</b>	<b><i>Previous engineering studies are outdated but shall be made available to the successful proponent team for reference. Current Architectural record drawings showing locations of structural elements are available. Original structural drawings are not available at this time. A new Code Compliance Report will be required. A building structural seismic upgrade is not included within the scope of this project at this time.</i></b>
<b>Q6</b>	It is difficult to determine the scope of renovation required. Can we get areas and budgets that we can use as a guide for scope?
<b>A6</b>	<b><i>The building areas have been identified in the RFP. The preliminary construction budget is \$3,300,000.</i></b>
<b>Q7</b>	What scope will you require for the security consulting - do you have anything to add in addition to: a site Threat/Risk Assessment, written standards for access control points, security video and alarms, use cases and Privacy Impact Assessments for video surveillance points?
<b>A7</b>	<b><i>The City will now separately retain a security consultant to prepare a Threat/Risk Assessment and to establish recommended security levels and standards. The consultant team will be required to incorporate recommended provisions into their documents package.</i></b>
<b>Q8</b>	Please advise if the renovated building is required to meet all 2014 City of Vancouver Building By-Law requirements.
<b>A8</b>	<b><i>Renovation work shall comply with the applicable, current VBBL. It is our target to have the Building Permit application submitted before July 1 2014.</i></b>
<b>Q9</b>	Part B Item 2.12 contains a table to be filled out by the Proponents (Page 14 of 68 in the RFP document). The table has been assembled based on a PRODUCT SUPPLY perspective rather than a DESIGN perspective. As designers, we do not supply products. Will the table be altered to address a design response from the Proponents, or will the table be eliminated altogether as a requirement in the RFP response?
<b>A9</b>	<b><i>The table will not be altered nor removed. It relates to internal Sustainability measures that your company practices or utilizes in the form of either products or services. If it doesn't apply, please indicate under the Response column.</i></b>
<b>Q10</b>	In the Architect Agreement, Item 2.2.2 (Page 30 of 68 in the RFP document) states: “Summarize findings and recommendations in a written illustrated program document which establishes the scope for the design”. Please confirm that the City will not be providing a program for the design of the renovation, and that a full program is required to

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	be developed by the Architect Team.
A10	<i>Notwithstanding the programmatic requirements already identified in the RFP, it is intended that detail programming for the renovation shall be jointly developed between the City and the Consultant Team.</i>