

**REQUEST FOR PROPOSAL “RFP” NO. PS20201064
MARPOLE-OAKRIDGE COMMUNITY CENTRE CONSULTANT**

QUESTIONS AND ANSWERS NO. 2

ISSUED ON: September 29, 2020

Q2.1	<p>There are in the body of the document apparent discrepancies in the areas listed. In particular:</p> <ul style="list-style-type: none"> • On page B-3, Section 1.E.1.9, the Community Centre is referenced as 40,000 sf, and the Childcare Centre as 10,700 sf. • On page B-4, Section 2.B.F, the Community Centre is referenced as 57,000 sf, and the Childcare Centre as 765 sm (8,224 sf) • Please confirm which is correct area for each building.
A2.1	<p>A revised table with approved areas and construction budget is issued. Please refer to AMD 2.</p>
Q2.2	<p>As part of the Scope of Work section of the Marpole RFP, page B-3, the Community Centre area is noted as 40,000 sf plus a childcare of 10,700 sf. On the table on the next page, B-4, the Community Centre is noted as 57,000sf with the Child Care as an additional 765m2 net area. Can you please clarify which is correct?</p>
A2.2	<p>A revised table with approved areas and construction budget is issued. Please refer to AMD 2.</p>
Q2.3	<p>The Oak Park masterplan illustrates a spray area and playground adjacent to the proposed outdoor pool area. There are advantages to building the pool and the spray park together. Is it the intent that the spray area and playground are included in the budget allocated for the pool or are they outside the scope of work on this project?</p>
A2.3	<p>Playground and splash park are not considered a part of the current scope. The successful proponent will be required to coordinate services (water etc.) for the splash park with the consultant to be retained by Parks for park development, including playground and splash park.</p> <p>Landscape scope to include the restoration of the site of the demolished community centre and field house to a flat open meadow, free of pavement</p>

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	<p>and infrastructure.</p> <p>Existing courts in the area of the old pool and the old pool house to remain</p> <p>Please refer to the attached sketch for the approximate area of the landscape scope included in this project.</p>
Q2.4	<p>In Part B, Scope of Work, there is a table (page B-5) that includes Field Washrooms and Support Areas. They have an area of 160m² and a cost of \$1.45M. I wanted to confirm that these are New Construction, in addition to the existing facilities.</p> <p>Under what portion of the three fee break-outs this program element would fit? Should this be included in the Pool fee or the Community Centre fee?</p>
A2.4	<p>The Field Washrooms are new construction that will be a part of the new Community Centre development. The area and budget are additional to the Community Centre area and budget. The fee for this element is to be shown as part of the Community Centre fee break-out.</p>
Q2.5	<p>We will assume Basic Services related to design and delivery of the Parking element will relate to the Community Centre fee. Can you please confirm?</p>
A2.5	<p>Yes, please show the parkade fees as part of the Community Centre fee break-out. This reflects the anticipated form of the development and its use.</p>
Q2.6	<p>Our landscape team would like greater clarity on the landscape scope. Can you provide an area number associated with the landscape to be provided around the new buildings, or a perimeter line? It will be difficult to arrive at a fee without knowing a bit more about the extent of landscaping to be provided.</p>
A2.6	<p>Please see response A2.3</p>
Q2.7	<p>Is there a page limit for the document?</p>
A2.7	<p>There is no page limit. However, responses are encouraged to be comprehensive, <u>while including only pertinent information, presented in a well-structured and concise manner.</u></p>
Q2.8	<p>Questions from Code:</p> <p>Will permit process for this project be under the City of Vancouver Certified Professional program?</p> <p>And if yes, should the project code/CP consultant include this CP program permit procurement under their scope of work?</p>
A2.8	<p>Yes, proponents are to include CP services in the proposal, including permit procurement.</p>
Q2.9	<p>Can you please confirm that the cost of the outdoor play area is included in the</p>

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	daycare budget?
A2.9	Yes. Childcare outdoor areas (as per licensing requirements) are included in the childcare budget. Childcare play areas are to be part of the Landscape scope.
Q2.10	If the daycare outdoor play area is located on a roof, was it accounted for in the area take offs?
A2.10	Outdoor childcare areas are not included in the building areas. However, childcare budget includes the costs associated with these areas.

END OF Q&A No. 2

Oak Park Schematic Master Plan – PREFERRED PLAN

Demolition of the existing community centre. Restore the area. Pool house and courts to remain.

Demolition of the existing field house. Restore the area.



Park Board Meeting: November 4, 2019

Area shaded in blue to be included in the full design scope of this project