

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

**QUESTIONS AND ANSWERS NO. 3**

ISSUED ON: September 30, 2020

Q3.1	<p>Questions from our landscape consultant:</p> <ol style="list-style-type: none"> <li>1. What is the level of finish anticipated for the landscape component of the outdoor pool?</li> <li>2. For the area being demolished, should landscape scope include restoring the area post-demolition?</li> </ol>
A3.1	<ol style="list-style-type: none"> <li>1. <b>Architectural and Landscape design for the pool shall include concrete pool deck, fenced turf area, shade structures and seating areas. The deck will be for a mix of uses including training (warm-ups, coaching), socializing and relaxation. The design will have to consider wind protection. Mid-day shade while not blocking sun for maximum afternoon swims will come into play.</b></li> <li>2. <b>Please see A2.3 (inside QA 2 document)</b></li> </ol>
Q3.2	<p>The floor area described in Part B, Section 1.9 (page B-3) differs from the floor area described in the table found in Part B, Section 3. Please confirm which values are correct.</p>
A3.2	<p><b>Please see AMD 2 for the updated table.</b></p>
Q3.3	<p>Please confirm the full scope of landscape for the project. For example, on Page B-3 ‘Park planning, playground and splash park are not in scope of this project. Demolition of the existing community centre facility is in scope of this project.’ It is unclear what constitutes ‘park planning’ and ‘playground’.</p> <ol style="list-style-type: none"> <li>a. Is the restoration of the existing facility site in scope, including landscape elements indicated in the preferred schematic plan?</li> <li>b. Are the basketball courts indicated north of the new building site in scope?</li> <li>c. Playground is not in scope. Are the outdoor play spaces associated with childcare the same, or are they separate and distinct? If they are distinct, are they in scope?</li> <li>d. Can we assume that the improvement of all the outdoor space between the</li> </ol>

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	new building and park drive are in scope?
<b>A3.3</b>	<b>Please see A2.3 (inside QA 2 document)</b>
Q3.4	Please confirm if the landscape and elements intended to take the place of the existing community centre after demolition are in scope.
<b>A3.4</b>	<b>Please see A2.3 (inside QA 2 document)</b>
Q3.5	Please confirm the scope related to the demolition of the existing facility.
<b>A3.5</b>	<b>Please see A2.3 (inside QA 2 document)</b>
Q3.6	Page B-8 item 5.8 alludes to ‘fast-track’ process. Please confirm expectations, as fast-track delivery has fee and schedule implications.
<b>A3.6</b>	<b>Item 5.8 references “some elements” of fast tracking during design and early construction that may be implemented to mitigate the schedule impact of the permitting process, and gives examples of those elements. The intent here is to keep the project on schedule, not to shorten the schedule. The schedule for the various phases of facility delivery is provided in the RFP and does not represent a “fast track” process. Please submit commercial proposals accordingly.</b>
Q3.7	In the information call the Project Schedule differed from what is indicated in Item 6.0 on page B-9. Please confirm the latest Project Schedule.
<b>A3.7</b>	<b>The Project Schedule is amended. Please refer to AMD 3.</b>
Q3.8	Could you confirm that Life Cycle Analysis is not required – we were under the impression that this is required for City of Vancouver rezoning, LEED LCA, and CaGBC Zero Carbon Program LCA requirements.
<b>A3.8</b>	<b><u>Life Cycle Analysis is required for this project.</u> Through the Climate Emergency Response plan, and the recently updated Green Operations Plan, the City has committed to completing an embodied carbon analysis, also referred to as LCA or Life Cycle Analysis, and targeting 40% reduction compared to 2018 baseline for all new city owned projects.</b>

END OF Q&A No. 3