

REQUEST FOR PROPOSAL “RFP” NO. PS20201111
CONSULTING SERVICES FOR WEST FRASER LANDS CHILD CARE AND WASHROOMS

QUESTIONS AND ANSWERS NO. 4

ISSUED ON: October 19, 2020

Q4.1	Could the City’s project team please confirm locations envisioned for building, landscape and site improvements: It is understood that the childcare facility is to be located at 3010 East Kent Avenue South parcel (CD-1 (247) sub-area 4). The neighboring parcel at 2998 East Kent Avenue South (part of Riverfront Park) is contiguous with this parcel. Are all project components, including those that primarily serve the park use (e.g. washroom facility), expected to be built within the 3010 East Kent Avenue South parcel?
A4.1	All project components including the washroom facility are expected to be built within the 3010 East Kent Ave South parcel.
Q4.2	Opinion of Remediation Costs Report (2016) outlines two options: “Excavation and off-site disposal of impacted materials” and “Excavation and disposal of impacted materials only in the area of possible development on the north portion of the property and an assessment of risks with leaving the remaining portion of contamination in place.” Is the second option (whose cost is estimated in the report) considered by the City’s project team to be the preferred option?
A4.2	The Options of Remediation Costs Report is a preliminary document which was based on some very initial assumptions without a schematic design in place. The City’s Contaminated Soils group feels that the impacted materials that are not disturbed by construction activities can be managed in place. This issue will be re-evaluated with the City’s Environmental Consultant at the Schematic Design stage. For the purposes of this RFP, Proponents may assume that no removal of impacted materials, beyond those disturbed by required construction activities, will be required.
Q4.3	What is the extent of the stakeholder engagement required for the project? Will the Community Engagement involve more than the typical Public Hearing?
A4.3	Proponents are to include support for the requisite notification of neighbours and potential Open House under the City’s standard DP requirements as Basic Services. There may be some additional engagement activities called for but for the purposes of this RFP please assume these will be managed by City

**REQUEST FOR PROPOSAL “RFP” NO. PS20201111
CONSULTING SERVICES FOR WEST FRASER LANDS CHILD CARE AND WASHROOMS**

QUESTIONS AND ANSWERS NO. 4

	Planning or Engagement staff based on consultants’ deliverables already included in Basic Services. If additional consultant work is required on this front, it will be considered additional services.
Q4.4	Is a Building Envelope Consultant required to be retained by the Prime Consultant? If not, will the City of Vancouver retain a Building Envelope Consultant directly?
A4.4	Please refer to A1.4 found in Q and A 1 document. Building Envelope consulting services are Basic Services per Schedule A to the Architect Agreement Item 1.6.
Q4.5	Could the City of Vancouver confirm and/or clarify that attendance for any or all project and/or construction meetings can be facilitated through virtual meetings / teleconferencing platforms, during COVID-19 conditions, with in-person attendance to be at the discretion of the Consultant.
A4.5	Yes, project and construction meetings will be facilitated through virtual meetings during COVID-19 conditions. Site reviews will require in-person attendance with social distancing maintained.
Q4.6	In the Architect’s Agreement, it lists “Traffic Consulting Services” as a required service but in the RFP list of the multidisciplinary team required, it does not list Traffic Consultant. Is a Traffic Consultant required?
A4.6	Please refer to A3.1 found in Q and A 3 document
Q4.7	I wanted to know if the Part D titled Architect Agreement had to be attached with the Part C in our submission, since certain appendices are common to both the parts.
A4.7	No need. For now, Proponents are expected to provide any proposed amendments to the Agreement by stating them in Appendix 9 of Part C and including that in your proposal. After selection of the successful Proponent, the City and the successful Proponent will sign the Architect Agreement.

END OF Q&A No. 4