

**REQUEST FOR PROPOSALS "RFP" NO. PS20201569  
CONSULTING SERVICES FOR SUNSET NURSERY AND OPERATIONS YARD, NEW  
OPERATIONS CENTRE BUILDING AND YARD DEVELOPMENT**

**QUESTIONS AND ANSWERS NO. 5**

ISSUED ON: March 4, 2021

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| Q5.1 | Sustainability objectives. What is meant by "all major serviced buildings"? We would normally draw the PH envelope around the Operations Centre Building (office and support spaces) and exclude the storage/greenhouse buildings. We note that there will be heated storage, washrooms (likely heated) and the greenhouse might also be heated. What is the City's expectation for energy performance of these buildings? |
| A5.1 | <b>Please refer to Q&amp;A 2.1</b>   |
| Q5.2 | What does the "Galley" refer to (3m wide x 62m = 186m <sup>2</sup> (2000 sqft))? We assume this to be an unconditioned workspace associated with the greenhouse.   |
| A5.2 | <b>Please refer to Q&amp;A 2.4</b>   |
| Q5.3 | If we include a contractor on our team, will the contractor be excluded from bidding on the project's construction phases?   |
| A5.3 | <b>A contractor included on the design team would be excluded from bidding on the project's construction phases. The City did not request and does not require the design team to include a contractor.</b>  |
| Q5.4 | Will the air tightness testing required for passive house certification be done by the Passive House Certifier retained by the City of Vancouver? Or does the City require the Passive House consultant to perform this work?  |
| A5.4 | <b>The Passive House air tightness testing will be performed by an independent testing agency retained by the City of Vancouver.</b>   |
| Q5.5 | Can PHPP be used to model the Stage 2/3 conditioned buildings to confirm compliance with the minimum of 35% less energy than code requirement?   |
| A5.5 | <b>Yes PHPP can be used to confirm the 35% reduction as long as it is used for both the basic code requirement and the proposed designs.</b>   |

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| Q5.6 | <p>It is very clear Stage 2 scope includes a [DES] feasibility study only.</p> <p>My understanding of the RFP documentation is that should the study identify a viable DES option, any further implementation/design stemming from the study would be considered an additional service, to be negotiated at a later time (Stage 3). Proponents should not provide fees for design of DES system.</p> <p>Can you please confirm whether my assessment is correct?</p>   |           |   |           |      |   |           |
| A5.6 | <p><b>The above assessment is essentially correct in relation to the District Energy System, although if a viable option is identified the additional services for design and implementation may be negotiated during Stage 2 rather than Stage 3.</b></p>   |           |   |           |      |   |           |
| Q5.7 | <p>We have another question regarding the construction phase services scope -</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">9.15</td> <td style="width: 70%;"> <b>Services Necessitated By Default of Client or Constructor</b> – Provide services necessitated by the default of the Constructor or the Client under the Construction Contract, or by major defects or deficiencies in the Work of the Constructor.         </td> <td style="width: 20%; text-align: center;"><b>F1</b></td> </tr> <tr> <td style="text-align: center;">9.16</td> <td> <b>Services Related to Replacement of Damaged Work</b> – Provide consultation concerning replacement of Work damaged by fire or other cause during construction and provide services related to replacement of such Work.         </td> <td style="text-align: center;"><b>F1</b></td> </tr> </table> <p>Is the above accurate as intended i.e. to be included in fixed fee? If so, please provide guidance on expected value.</p> | 9.15      | <b>Services Necessitated By Default of Client or Constructor</b> – Provide services necessitated by the default of the Constructor or the Client under the Construction Contract, or by major defects or deficiencies in the Work of the Constructor. | <b>F1</b> | 9.16 | <b>Services Related to Replacement of Damaged Work</b> – Provide consultation concerning replacement of Work damaged by fire or other cause during construction and provide services related to replacement of such Work. | <b>F1</b> |
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| 9.16 | <b>Services Related to Replacement of Damaged Work</b> – Provide consultation concerning replacement of Work damaged by fire or other cause during construction and provide services related to replacement of such Work.  | <b>F1</b> |   |           |      |   |           |
| A5.7 | <p><b>The above two “F1” designations under 9.15 and 9.16 are incorrect. These are both revised to “N/A”. Refer to amendment #3 (AMD 3) for the correction.</b></p>  |           |   |           |      |   |           |
| Q5.8 | <p>I have an additional question regarding the refuelling station in the fleet parking area. My understanding is that this will be relocated as part of secondary scope of Stage 1. (Moving the fleet parking)</p> <p>Can you clarify whether the new location of the fuelling station will require any specific mechanical/process design, or will simply be a component of Client FF&amp;E, to be coordinated?</p>   |           |   |           |      |   |           |
| A5.8 | <p><b>The relocation of the fueling station will not require any specific mechanical/process design. The City assumed that the fuel tanks would remain where they were until the full build-out and would eventually be removed when and if the fleet is fully electric. They should be able to more or less stay where they are; they would occupy a few parking spaces in the final build out. The station is skid-mounted and can be treated as a piece of Owner’s equipment requiring simple coordination.</b></p>   |           |   |           |      |   |           |

END OF Q&A No. 5