



NEW WESTMINSTER

August 5, 2022

ADDENDUM #2
NWRFP-22-12
Massey Theatre Design Team

This addendum modifies the Request for Proposal only as noted:

ANSWERS TO SUBMITTED QUESTIONS

- Q1 Can you specify which Sustainable Design Certification(s) you are targeting?
A1 Sustainable Design Certification(s), if any, will be explored during the pre-design phase of the project (RFP Phase I). During scope development, the successful architect and design team will help the City understand the options available and make a recommendation based on alignment with project objectives and City strategic goals.
- Q2 Can you give an idea of the work you are anticipating from the Waste Management consultant?
A2 Waste Management Consultant scope of work will be determined during the project pre-design phase (RFP Phase I). Not a mandatory requirement at this stage. To be engaged on hourly basis under the architect, if required.

If determined by the architect and City as a project requirement, for example in the pursuit of Sustainable Design Certification(s) (TBC), the Waste Management Consultant will be engaged under the architect as part of a fixed fee contract for RFP Phase II.

Refer to RFP page 9 of 26 for the proposed work plan, including breakdown of RFP Phase I and Phase II.

- Q3 Can you specify what tasks the Public Relations and Planning consultants would be engaged in?
A3 Public Relations and Planning consultant scope of work to be determined during the project pre-design phase (RFP Phase I). Not a mandatory requirement at this stage. To be engaged on hourly basis under the architect, if required.
- Q4 We see the project value is \$14.1M. Could the City provide the anticipated construction value or else clarify what is included or a breakdown of the project value?
A4 Current project scope and corresponding construction cost estimates are not available. Total project budget of \$14.1M is inclusive of all project costs, including soft costs, hard costs, and contingencies. Project scope will be tailored to budget and developed in the pre-design phase (RFP Phase I).

The architect will be responsible for assisting the City with scope development during pre-design phase (RFP Phase I). Following scope development, the architect will be responsible for obtaining Class D construction cost estimates.

Final scope definition, including value engineering as required, will be achieved at the end of the pre-design phase (RFP Phase I).

Q5 Does the City see the need for Proponents to include a specialized theatre consultant on its team? On Schedule A, we see that A/V consulting is being provided by the City.

A5 The architect should have experience providing Architectural and Design services on renovation projects within an operational facility for the performing arts. This may or may not include the services of a specialized Theatre consultant, depending on the unique experience and skills of the architect.

Note: Schedule A – Services is draft only and is intended as a guideline to be reviewed with the successful proponent during the pre-design phase (RFP Phase I). Once the project scope has been developed, an agreed scope of services for the architect and design team will be established under a fixed fee contract (RFP Phase II).

Q6 Could the City provide information on the civil engineering scope (1.8 of Schedule A)? Also, have the site boundaries been defined (onsite vs offsite) and if so, can it be provided?

A6 Civil Engineering consulting scope of work is to be determined during the project pre-design phase (RFP Phase I) as the project scope is developed.

It is anticipated that the civil consulting scope of work may involve:

RFP Phase I:

- Review of existing as-constructed drawings, legal plans, surveys etc.
- Review of existing off-site services and utilities, and possible upgrades
- Servicing coordination with design team and City

RFP Phase II:

- Servicing coordination with design team and City
- Coordination with Authorities Having Jurisdiction, e.g. TransLink, Coast Mountain Bus and Metro Vancouver, as required
- Coordination with Utility Companies, e.g. BC Hydro, Fortis BC, TELUS/Shaw
- Preparation of key plan and servicing plan, if required
- Preparation of roadworks plan, including design of sidewalk and parking lot upgrade details including grading and geometry, if required
- Preparation of construction drawings and specifications
- Performance of construction admin, e.g. meetings, field reviews and review of applications for payment, and warranty support

Note: Schedule A – Services is draft only and is intended as a guideline to be reviewed with the successful proponent during the pre-design phase (RFP Phase I). Once the project scope has been developed, an agreed scope of services for the architect and design team will be established under a fixed fee contract (RFP Phase II). Appendix A to this document includes a site plan and legal survey plan.

Q7 Could the City provide information on the public relations + engagement scope (1.12 of Schedule A)? Our team is quite experienced with stakeholder engagement but is the City looking for a specialist consultant?

A7 Public Relations and Planning consultant scope of work to be determined during the project pre-design phase (RFP Phase I). Not a mandatory requirement at this stage. To be engaged on hourly basis under the architect, if required.

Q8 Regarding Schedule A item 1.39 Sustainable Design Certification, which certification rating system does the City wish use? LEED, Passive House, Net Zero, etc?

A8 To be determined during the pre-design phase of the project. During scope development, the successful architect and design team will help the City understand the options available and make a recommendation based on alignment with project objectives and City strategic goals.

Q9 Regarding Schedule A item 1.40 Commissioning, please confirm if this is basic commissioning to be provided by mechanical and electrical consultants (given the City is providing item 1.9 Commissioning Agent services)

A9 Item 1.40 Commissioning relates to general commissioning of the building and its systems to ensure the final deliverables are consistent with the quality requirements of the project, including Basis of Design documents. It includes, but is not limited to, basic commissioning by the electrical and mechanical consultants.

The requirement for Enhanced Commissioning will be determined during the pre-design phase (RFP Phase I). If required, it will be performed by a Commissioning Authority retained directly by the City.

Q10 The scope of work doesn't mention any seismic upgrading – should a seismic retrofit be excluded from the structural scope of work?

A10 A seismic retrofit should not be excluded from the structural scope of work. Structural seismic resistance upgrades are discussed on pages 5 to 9 of RFP Attachment 9 – June 2015 Structural System Condition Assessment, including Appendix C.

The architect and design team will be responsible for coordinating detailed building investigations to understand existing conditions and determine potential upgrade requirements.

The architect and design team will be responsible for making a recommendation re: seismic resistance upgrades as part of the scope development process in pre-design phase (RFP Phase I).

Q11 Can you confirm that modifications to the structure are solely targeted to accommodate elevators, re-configuration of space and mechanical upgrades?

A11 The project scope, including structural upgrade requirements, has not been developed. The architect and design team will be responsible for making a recommendation regarding the structural scope as part of the scope development process in the pre-design phase (RFP Phase I).

Modifications to the existing structure will be based on detailed building investigations and project requirements. When making recommendations for upgrades, it is anticipated that the architect and design team will consider factors such as life safety, seismic resistance, accessibility, functionality, remaining service life and required mechanical upgrades.

The existing structural condition of the building is discussed in RFP Attachment 9 – June 2015 Structural System Condition Assessment, including Appendix C.

Q12 In Phase 1 during destructive testing, will the CoNW provide carpenters to open up finishes so the structural consultant can review the existing structure? (Note: there might have to be hazmat testing/abatement prior to this).

A12 The architect and design team are expected to coordinate and provide all resources required to support detailed building investigations, including providing contractors and consultants as required.

An existing hazmat report is provided in RFP Attachment 6 - August 2015 Hazardous Building Materials Survey.

All detailed building investigations must be coordinated in advance with the City and the Massey Theatre Society (MTS). It is expected that building investigations, especially destructive testing, will be conducted around the MTS event schedule to minimize disruption. Exact timing and requirements will be coordinated with the successful architect.

Proponents should include as much detail as possible regarding potential exploratory locations and testing methods in the methodology section of their submission.

Q13 Given the number of reports already completed, we wondered if item 1.9 Building Condition Assessment/Reserve Fund Study (in section 4 of Schedule A) is necessary? Items 2.5 & 2.6 in the RFP seem to lean more towards just an investigation. Can you confirm if 1.9 should be removed (it may be mis-numbered also).

A13 Item 1.9 (should be Item 4.9) Building Condition Assessment refers to the detailed building investigations described in RFP sections 2.5 and 2.6.

It is expected that the architect and design team will review the existing reports to identify knowledge gaps to be addressed by additional detailed building investigations. It is also expected that building conditions may have deteriorated since existing reports were prepared. The architect and design team may wish to understand these potential changes.

The exact scope of detailed investigations will be up to the architect and design team to determine as part of their work plan. It is expected that the extent of additional investigations will also depend on the architect's level of satisfaction in relying on existing reports prepared by others.

Note: Schedule A – Services is draft only and is intended as a guideline to be reviewed with the successful proponent during the pre-design phase (RFP Phase I). Once the project scope has been developed, an agreed scope of services for the architect and design team will be established under a fixed fee contract (RFP Phase II).

Please acknowledge this addendum in your Proposal.

END of ADDENDUM #2

Yours truly,



for

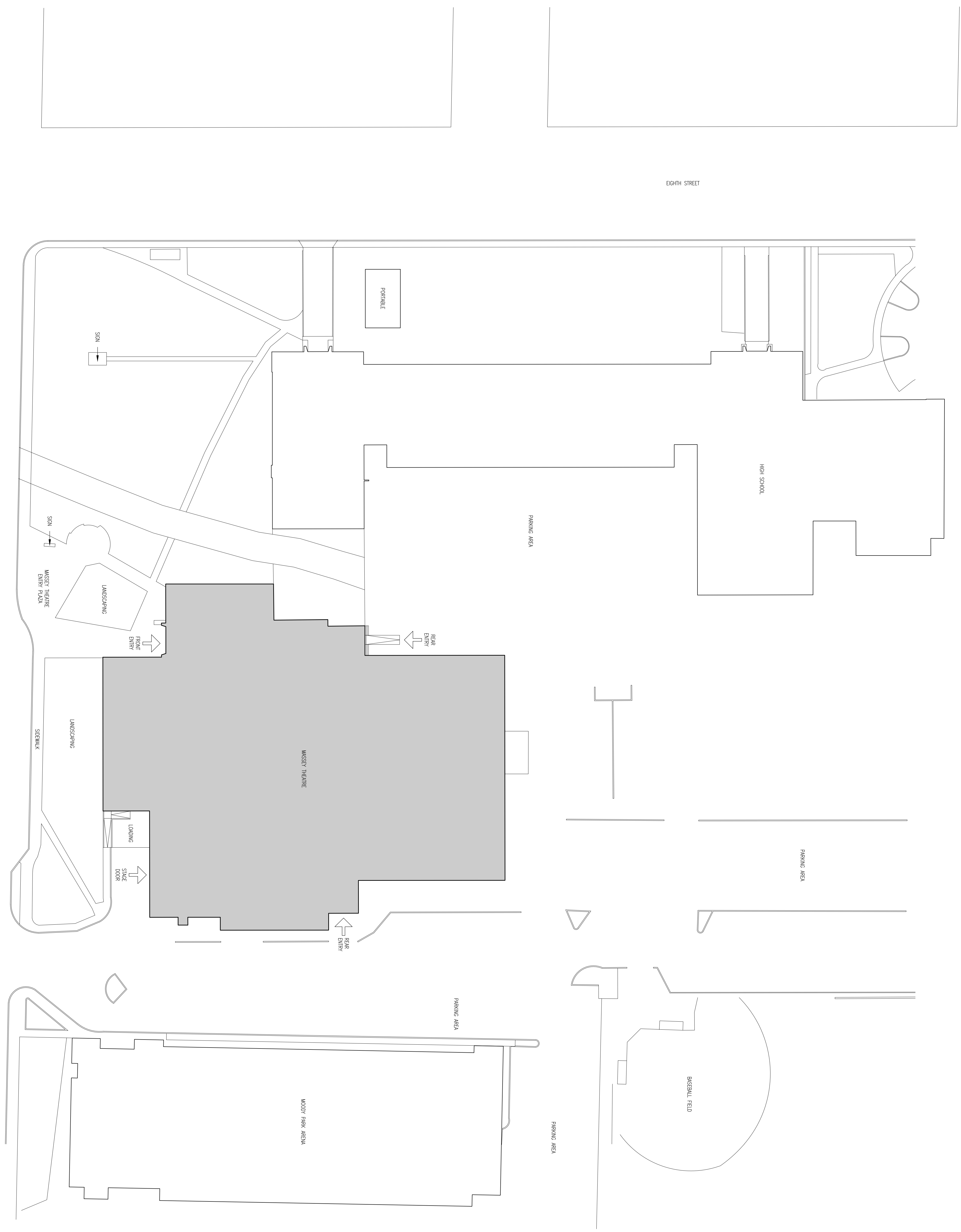
Patrick Shannon, SCMP

Purchasing Manager

NWRFP-22-12
ADDENDUM #2

APPENDIX A

SITE PLAN & LEGAL SURVEY PLAN



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REV.	DESCRIPTIONS	BY	DATE

CAD FILE: 1832X100 REVISION NO.

PROJECT ADDRESS
**735 EIGHTH AVENUE
NEW WESTMINSTER, BC
V3M 2R2**

PROJECT
MASSEY THEATRE

DRAWING TITLE		PROJECT NUMBER	
SITE PLAN		18-32	
- EXISTING		DWG. NO.	
DATE	SCALE	DRAWN	CHECKED
APR 2021	1/32" = 1'-0"	AT	HC
		A100	

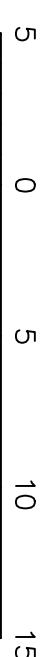
**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE
OF LOCATION SHOWING A BUILDING ON PROPOSED LOT A
DISTRICT LOTS 2055 AND 5678 GROUP 1 NWD PLAN EPP109420**

CIVIC ADDRESS
#725 EIGHTH AVENUE
NEW WESTMINSTER, B.C.

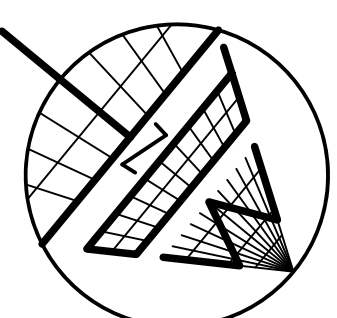
Rem 3
PLAN EPP17131

LEGEND

SCALE 1:250



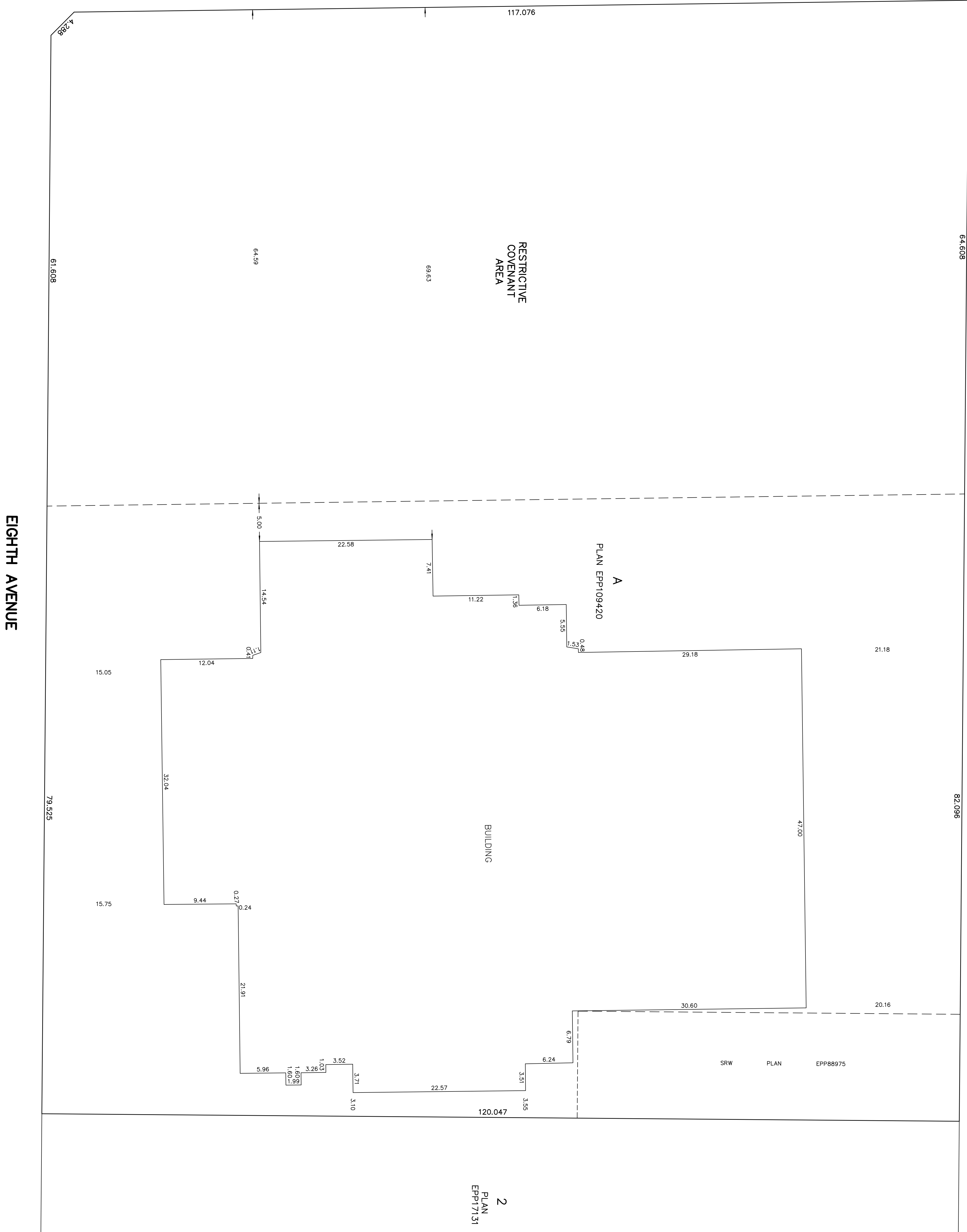
ALL DISTANCES ARE IN METRES
DIMENSIONS ARE MEASURED
AT GRADE TO VERTICAL FACE
OF EXTERIOR BUILDING WALLS
UNLESS INDICATED OTHERWISE.



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EIGHTH STREET



RESTRICTED COVENANT ADDED: JUNE 22, 2021
DATE OF SURVEY: JUNE 15, 2021



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BC LAND SURVEYOR (#945)
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NW-21-16034-CERT CLIENT REF: NEW WESTMINSTER SCHOOL DISTRICT #40

EIGHTH AVENUE