



Project:	2022 RFP LANDS-01 720071 – Butler Building Disposal		
Addendum No.	03	No. of Pages:	2
Date:	October 4, 2022	Doc. No.:	P7201-766487918-22(3.0)

The following change(s) in the Request for Proposal Documents are effective immediately.
This Addendum forms part of the Contract Documents.

Bidder Inquiry:

Question: Please confirm that a neighbouring property could be included as part of the development proposal and would not reduce awarded points.

Response: A neighbouring property can be included as part of the development proposal provided that the proponent demonstrates that they lease the property. A single development over multiple lots is only permitted under the Zoning By-law if the lands are held under one lessee name

Bidder Inquiry:

Question: Please confirm that current municipal services in the area are enough to support a 25,000 sqft mixed use building with no additional upgrades/costs to the City's infrastructure by the proponent.

Response: The City's sewer network capacity modeling from 2020 identified no theoretical capacity issues in the sewer network from the Butler Building site to the City's wastewater treatment plant. Regarding the City's water network, there are no known capacity or water pressure issues in the Lower Base neighbourhood. All significant developments in the City are subject to a flow test to determine adequate water pressure in the system prior to approval. If proposed sewage flows to the City's sewer network cannot be accommodated within the current sewer network, an interim sewage holding tank with timed release would be required to be installed as a condition of the development permit. Any modifications required to a City access vault to accommodate a development is the responsibility of the applicant.

Bidder Inquiry:

Question: What is the timeline for the RFP to be awarded?

Response: The City cannot confirm the amount of time that the evaluation and approval period will take. Addendum 1 noted that proposals are valid for ninety (90) working (business) days following the submission deadline.

Bidder Inquiry:

Question: Is there any bonding required during the remediation period, and if so, how much and when released?

Response: There is no bonding required for the City as part of this agreement. Refer to Appendix 'D' of the Call For Proposals for information relevant to this inquiry.

Bidder Inquiry:

Question: Will the City allow the land to be left as-is where-is, capped, and built upon, or does the soil also need to be removed?

Response: This is up to the proponent to determine based on laws, rules, regulations, standards, and best practices with respect to the proposed development. The remediation plan and how it relates to the development must be demonstrated within the proposal.

Bidder Inquiry:

Question: Would a variance such as a request for 4th story take away points under 2.c) of the points matrix?

Response: Points will be deducted under 2.c) if the proposed development violates the City's zoning requirements.

Bidder Inquiry:

Question: In the Designated Substance Report, 4 types of paint were identified as lead-containing paint as the total lead concentration is greater than 1,000 µg/g and therefore, the demolition work involving these materials will be done according to the Nunavut Occupational Health and Safety Regulations and WSCC Guidelines. However, according to the Nunavut Environmental Guideline for Waste Lead and Lead Paint, in order to know how to dispose of these materials properly (local landfill or in accredited facilities), we need to know the leachate value of this paint through TCLP analysis and that information is not included in the DSR.

Response: The requested information is not known or has not been made available to the City. It is up to the proponent to determine based on laws, rules, regulations, standards, and best practices with respect to the proposed development. The remediation plan and how it relates to the development must be demonstrated within the proposal.

Submission Deadline:

The proposal submission deadline is extended to Thursday October 13, 2022, at 4 PM EST.