



Project:	2023-RFP-057 West 40 Subdivision Development Project		
Addendum No.	2	No. of Pages:	4
Date:	July 20, 2023	Doc. No:	P7201-2066075788-10(1.0)

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

Q1. Can you confirm the intention of the geotechnical program? Appendix H states that the required number of boreholes is 30 – a substantial program. Is the intention of this program to inform building and utilidor requirements? If so, it is misplaced in the order of work within the schedule. Or, is the intention to gain some general knowledge of the area? Note: if the latter, future programs will be required during development.

A1: The intent of the geotechnical program is to inform the detailed design of the new planned road as well as the developable lots within the work area. Under the detailed design and construction administration scope, the consultant shall design the lots such that they are level and at a proper elevation with adequate surface and perimeter drainage for other parties to develop in the future. There is no building or utilidor design and construction under this project. As part of this scope, the consultant shall prepare site grading and drainage plans and designs specific to each lot.

Prior to conducting the geotechnical site works, the consultant shall submit a sketch of the work area identifying where the proposed boreholes will be drilled. The City will advise on whether the proposed locations are acceptable or if any revisions are required.

As the geotechnical investigation is priced on a lump sum basis (Cost Submission Form, item 4), if an increase or decrease in borehole quantity is requested by the City, a change order will be issued and priced based on dividing the lump sum amount by 30 to amount to 1 borehole.

Q2. Do we assume that design excludes any work as it pertains to a piped system? This would also remove any detail pertaining to water and sanitary servicing within the requested Cost Estimates, figures, and design.

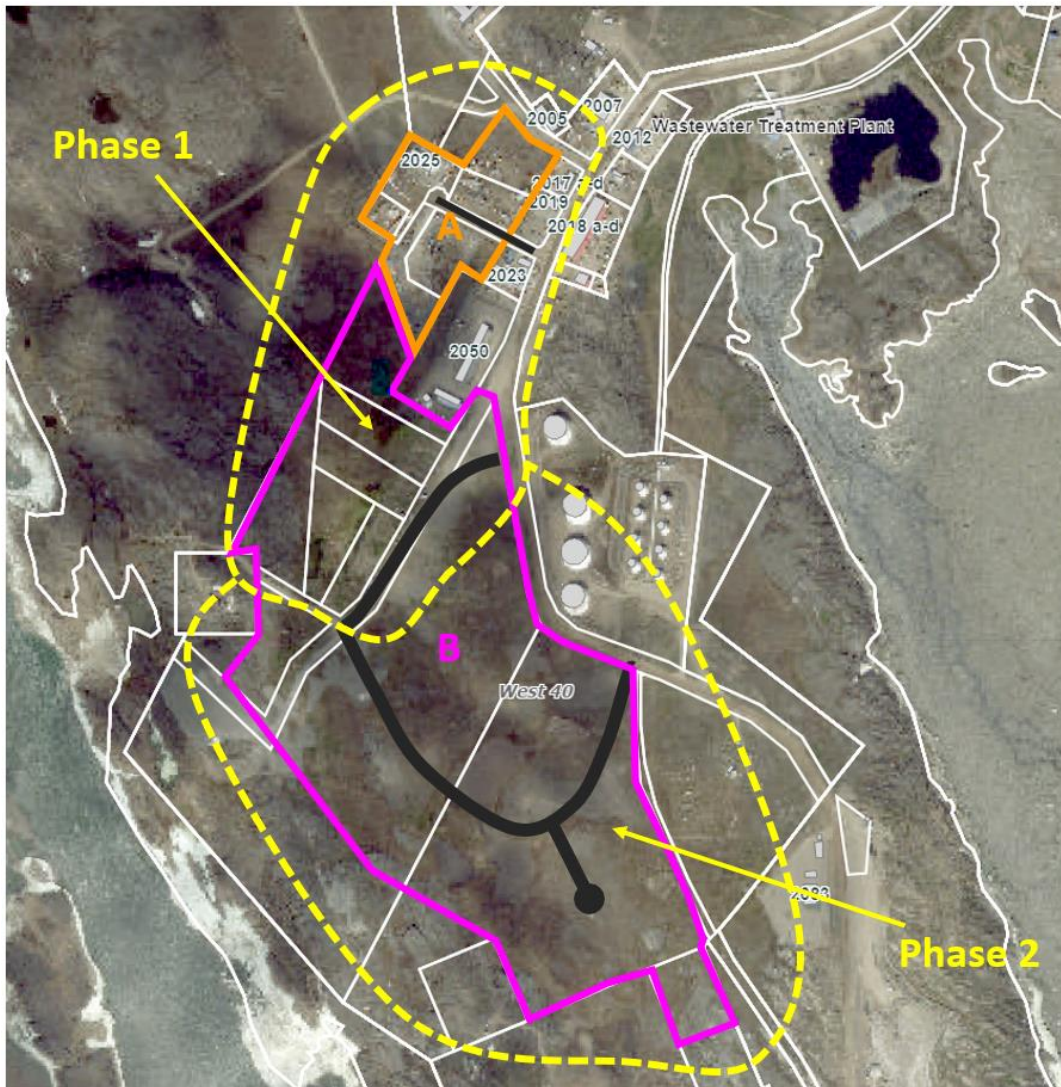
A2: The consultant shall not be responsible for preparing the detailed design for piped water and sewer. However, the Development Plan and Drainage Plan must consider that piped services will be incorporated in the future, and as such the Plans and subsequent detailed designs must accommodate for adequate space and grade for easements for piped services to be designed and constructed in the future by others. Electrical servicing, including permitting and regulatory processes, long-lead item procurements, and pre-purchasing at the request of the City, coordination with regulating authorities, and design and construction, is included under the detailed design and construction administration scope.

- Q3.** After completion of the Final Development Plan, the City is requesting 50%, 90%, and 100% design package.
- Design of the subdivision is unknown at this time. how do we scope the efforts accurately?
 - Please define “consider utilidor corridors for potential future implementation” as it relates to a deliverable.
 - Is the 100% design package assumed to be the IFT design package (and used within the RFT package)
 - Is legal survey required?
- A3:**
- With the issuance of this addendum, City has provided all of the information that is available at this time in terms of background documents and project goals and objectives. Using this information, as well as consulting with the City and external bodies, the consultant will prepare the Development Plan and Drainage Plan. The consultant will then prepare the detailed design and carry out construction administration services based on the approved final Plans. The Work Plan in the proposal shall describe how this shall be achieved as well as the subtasks and hours required. Further clarification is provided in A4.
 - Refer to A1 and A2.
 - Yes.
 - No, only the topographic survey described in the RFP is required under this scope.
- Q4.** Ultimately, the level of effort on this proposal response is more than the standard 3 weeks the City has been issuing. There are two options requested/recommended such that the City receives the best value from bidders and consultants:
- Reduce the requested scope of work to planning, preliminary investigations and studies. The ultimate scope would lead to feasibility level servicing review and help guide future detailed design work without substantial exclusions and assumptions (substantial risk to the City at this point).
 - Keep the scope as it is, including the provisional tasks (which, keep in mind, take the same level of effort for the consultants to develop workplan and budget for as if they were not provisional), recognizing that there could be significant scope and fee changes as the project progresses.
- A4.** Per addendum 1, additional time has been provided to proponents to prepare proposals in response to the noted scope. It should be noted that this revised schedule change has resulted in further expediting due diligence activities, stakeholder engagements, and preliminary project reporting in order to maintain the overall project schedule. The successful proponent will be responsible for maintaining the project schedule.

The City will not accommodate fee changes to the consultant unless there are evident changes to the scope. Consultants shall price the project with adequate contingency hours/effort to accommodate for unknowns as is typically expected when preparing preliminary plans and detailed designs.

The spatial scope of 6.1 and 6.2 remain unchanged. The spatial scope of 6.3, 6.4, and 6.5 has been reduced to Phase 1 as shown in the photo below. At a high level, 6.3, 6.4, and 6.5 includes:

- Improvements to Iqaluit Lane (cul-de-sac in Area A)
- Improvements to and realignment of Hubbard Lane
- Drainage improvements to the existing leased lots in Area A
- Development (select cutting and grading to provide level sites with adequate access and drainage, refer to A1) of the undeveloped lots (current or revised layout based on development of Plans) in Area B that fall within the area of Phase 1 on both sides of Hubbard Lane



- Q5.** Can you please clarify if team CVs are included in the 20 page limit or can we include them in a separate appendix?
- A5.** CVs can be included as an appendix separate from the 20 page limit.