

ADDENDUM #3

Algoma University - Renovation and Expansion Brampton Campus Request for Proposal

Issued: Nov. 5, 2018

1 - BIDDER LIST:

For Information Only: The following is the list of all known Architects/Engineers that attended the non-mandatory Pre-Tender Site Meeting / Walkthrough:

Peter Benton - The Ventin Group Ltd +VG Architects
Luc Bouliane - Lebel & Bouliane
William Curtis - AECOM
Barry Dempsey - Quasar Consulting
George Friedman - George Friedman Architect
Philip Hastings - GOW Hastings Architects

2 - BIDDER QUESTIONS:

2.1 Question: “Are the building drawings available? If so, when can we access them?”

Answer: “The following drawings will be available to the successful bidder (Electrical in PDF, Mechanical in PDF and Architectural via AutoCAD.”

2.2 Question: “Are there CAD drawings? If so, can we access these?”

Answer: “Please see question 2.1”

2.3 Question: “Is HVAC unit large enough to support the new space?”

Answer: “To be determined by successful bidder.”

2.4 Question: “Is this ceiling height limited?”

Answer: “Ceiling height is based upon site conditions”

2.5 Question: “What is included in the budget? Is it fixed?”

Site answer: “1 million, less the equipment and furniture, maybe a little wiggle room but not much”

Clarification: “There is a total project budget of approximately \$1M. Bidders are estimating based on a total project cost less the cost for all architectural/engineering design costs. This value has been set at \$900,000.”

2.6 Question: “Do you have enough washrooms? Three stalls?”

Answer: “The final product must meet the minimum building code.”

2.7 Question: “No reference of engineers by the architect?”

Answer: “Architects may reference engineers that they have worked with and are familiar with this type of work”

2.8 Question: “What about the tendering of the construction?”

Answer: “Construction is being handled by the landlord under their building enhancements for the new tenants (Algoma University) who will occupy the space as the Algoma University School of Business and Economics. The building will not be tendered but will be handled by the landlord’s inhouse construction company.”

2.9 Question: “Who will be managing the cost of construction? Will the leaseholder monitor the costs?”

Answer: Algoma University will manage the cost of construction and will monitor costs.

2.10 Question: “Use of electrical and mechanical engineers?”

Answer: “There are engineers that the leaseholder has used in the past that are familiar with the building. Architects can ask for these contacts should they be interested in securing Engineers who are familiar with the building.”

2.11 Question: “Will there be anymore demolition of the structure?”

Answer: “Yes. The successful bidder will indicate whether any sections should be salvaged or whether the entire area should be demolished. This will begin shortly after the successful bidder is secured.”

2.12 Question: “Do you have ideas of where you would like the classrooms?”

Answer: “We are leaving that up to the architectural design, we are open to any and all suggestions and do not want to respond but to think creatively about all possibilities ”

2.13 Question: “Size of the classrooms?”

Answer: “Three classrooms - two classrooms with a capacity to hold 60-80 students and one with the capacity to house 40 students.”

2.14 Question: “What about the design of the IT infrastructure?”

Answer: “AU will be able to assist chosen Architect and will ensure that classroom design and IT needs are articulated. The architect is responsible for ensuring the proper infrastructure is in place for the IT requirements presented as part of the design requirements.”

2.15 Question: “We are assuming there are no hazardous substances on site? Any other hazards we should be aware of?”

Answer: “The landlord verified that there are no hazardous substances on site.”

2.16 Question: “Will security system be responsibility of landlord?”

Answer: “The Landlord will be responsible for the building entry system and common area. Any security system within the premises is responsibility of the tenant.”

2.17 Question: “Where do you want the front entrance?”

Answer: “We want the successful proponent to provide us with the design. It is possible to use the external hallway adjacent to the school as the main entrance. There is also an entrance at the back (direction) that may be used as a main entrance. The project team is interested in hearing from the expertise of the architectural firm on best location for main entrance. The University does want a significant presence from the Garden Square.”

2.18 Question: “How do you see the Teacher’s space?”

Answer: “We want a model that allows us to utilize new technology, and move away from cumbersome and traditional classroom design. This needs to be a collaborative space that can be modified quickly and easily. The university will be sharing a model with the successful company and will supply the furniture and equipment to go in the classrooms”

2.19 Question: “What kind of contract we would be entering into?”

Answer: "It will be a OAA 600 contract."

2.20 Question: "Was this a mandatory site visit?"

Answer: "This was a non-mandatory site visit."

2.21 Question: "Advertising fees?"

Answer: "Any advertising costs accrued is the responsibility of the bidder"

2.22 Question: "Did the contractor provide a fixed price \$/Sq ft"

Answer: "No"

2.23 Question: "Is there a form for submitting fee information?"

Answer: "No"