



# Conceptual Planning and Campus Renovations.

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Request for Proposal

Released: March 12, 2019

# Request for Proposal

## Conceptual Planning and Campus Renovations – Algoma University.

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# Request for Proposal

## Conceptual Planning and Campus Renovations – Algoma University.

### I. INTRODUCTION

The objective of this *Request for Proposal* (RFP) is to receive proposals from qualified Architectural/Engineering firms to provide consulting services according to the information, specifications and requirements set out in this document. This RFP is comprised of four main project components.

Your response to this Request for Proposals should address each of the requirements specified, and should include descriptions indicating how you propose to handle each project component. If you wish to address a function in a different manner or include an alternate method of servicing a specified request, please provide full details.

The successful bidder will be responsible for the Conceptual Planning & Design Development, as well as the full Design, Tendering, Supervision, & Contract Administration of the proposed renovation projects; including carrying costs for all sub-consultants that will be required for each project component.

This request for proposal contains specific information that must be included in the submissions.

### II. BACKGROUND OF ALGOMA UNIVERSITY

Algoma University, whose main campus is located in Sault Ste. Marie (SSM), is one of Ontario's 21 publicly funded universities. Initially established in 1965 as an affiliated college of Laurentian University, Algoma University offers a wide range of degrees spanning the liberal arts, sciences, and professional disciplines.

The legislation that created an independent Algoma University in 2008, clearly states that in addition to advocating the pursuit of learning through scholarship, teaching, and research within a spirit of free enquiry and expression, the University has the special mission to:

(a) be a teaching-oriented university that provides programs in liberal arts and sciences and professional programs, primarily at the undergraduate level, with a particular focus on the needs of northern Ontario; and

(b) cultivate cross-cultural learning between aboriginal communities and other communities, in

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keeping with the history of Algoma University and its geographic site.

In addition, Algoma University has been offering undergraduate business programming in Brampton, Ontario, since 2010. Algoma University also offers programming in Timmins, Ontario through a partnership with Northern College.

Further information on Algoma University is available at: [www.algomau.ca](http://www.algomau.ca).

### III. PRE-BID INFORMATION

#### BIDDER QUESTIONS:

All questions regarding details of this RFP should be directed electronically to Shane Maurice, P.Eng, Director of Physical Plant, at [Shane.Maurice@algomau.ca](mailto:Shane.Maurice@algomau.ca).

#### MANDATORY SITE INSPECTION OF PREMISES:

Proponents are requested to attend a mandatory Site Inspection of the SSM campus and the various spaces and campus buildings, on the date and time listed in *Section X. Project Schedule*. Since this is a mandatory site visit, proponent attendance information will be collected, prior to review of premises. A member from the Prime Consultant's office must be in attendance.

#### POSTING OF ADDENDA:

If the University, for any reason, determines it is necessary to provide additional information relating to this RFP, such information will be communicated to all bidders by way of the Algoma University website, as an addendum prior to the closing date, but not within 48 hours of the time of closing.

### IV. OVERALL PROJECT DESCRIPTIONS

There are **four main project components** that comprise this Request For Proposal. Please refer to Appendix 'A' for supplemental supporting RFP documentation. The following are brief descriptions for each project:

**PROJECT 'A':** - Develop a **Campus Master Plan (CMP)** for the Sault Ste. Marie Campus and Brampton Campus. The Proponent will be required to meet with various university stakeholders including: staff/faculty departments, facility physical plant department and community partners. This consultation will review both present and future needs and requirements for the continued development & growth of the university under a common vision taking into account other key stakeholders who are also active participants on the site. Given the historical and geographical history associated with the

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SSM site, it is understood that the consultation will include discussions with Anishinaabe partners Shingwauk Kinoomag Gamig (SKG), Children of Shingwauk Alumni Association and Shingwauk Education Trust (SET) and the Algoma District School Board (ADSB).

The CMP shall complement the University's 5-Year Strategic Plan, and will guide and support the implementation of the University's strategic vision and academic plan through aspects relating to identified needs for growth, physical environment, and available facilities.

The CMP will review allocation of space across both the SSM and Brampton campus, will define future campus development, and will suggest possible uses for lands (after full consultation with stakeholder groups) currently held, and those that may potentially be acquired by the University. The plan shall assess and identify infrastructure requirements, current & future capacity, and identify future University investment or expansion priorities.

### Summary of Campus Master Plan Project Components:

1. Functional Analysis review of space - utilization review, space needs assessment, comparative/normative standards, accessibility, community access, student integration – ie: art work, food services locations, programming, etc.
2. Physical Analysis of the Campus Community - land use and zoning, vehicle and pedestrian circulation, physical structures, campus quality, green environment, and image
3. Solution development - development potential, opportunity and constraints, options and evaluation, cost estimating and development criteria
4. Master Plan Document - site-master plan, building placement plan, landscape master plan, campus and building design guidelines, implementation strategies including preliminary costing and scheduling.
5. Community, staff and stakeholder consultation sessions.
6. Coloured campus master plan drawing(s), approved by Owner, are required to be completed, and posted in a location chosen by Owner, by October 1<sup>st</sup>, 2019.

**PROJECT 'B':** - Consult with internal planning and design team to develop a conceptual plan of the existing East Wing - SSM Campus, to create a more prominent space of provincial and national prominence, as a '**National Training Centre**'. The space will encapsulate a

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culturally sensitive space that reflects the Indigenous history of Shingwauk Hall, the increasing diversity on campus, the spirit of reconciliation, and the promotion of the University's Special Mission of cross-cultural teaching and learning.

It is expected that the renovation will include enhancing and raising the profile of the main entrance and outer facade of the building. It will also include a renovation and possible expansion of the Shingwauk Residential School Centre, modernizing existing classrooms in that Wing with new and state-of-the-art technologies (that support virtual, elearning and technology enabled learning and teaching priorities), renovate & upgraded public washrooms, upgrade archive space, renovate current Doc Brown into new state-of-the-art training & Instructional space that encapsulates a culturally sensitive space.

Proponent will be required to meet with various university stakeholders, facility physical plant department, and staff/faculty departments; to review basic spatial needs and requirements for this school wing, prior to developing overall conceptual plan.

Proponent should be mindful of the cultural elements required when designing this project, and should have experience working with Indigenous groups and Communities.

The proponent shall prepare conceptual designs, proposed floor plans, coloured renderings, and provide a Class 'C' construction cost estimate.

Note that the new Main Entrance to this East Wing, will be required to be tied into the new Main Entrance concept for the new School of Business & Economics Main Entrance, but also not clash with the existing historical Shingwauk Hall Main Entrance.

Coloured Renderings of the approved project Design Concept are required to be completed, and posted in a location chosen by Owner, by October 1<sup>st</sup>, 2019.

**PROJECT 'C':** - Develop a conceptual plan to create a new space for the '**School of Business & Economics**', on Level 2 of the West Wing - SSM Campus, within the east half of the existing Level 2 Wishart Library. The project will also include renovating and upgrading the existing ground floor elevator lobby area, the existing Lobby area between the Wishart Library and North Wing; as well as the construction of a new (south) ground floor Main Entrance for the School of Business & Economics. It will also require upgrades to enhance the reduced footprint of the lower level of the library.

The proponent shall prepare conceptual designs, proposed floor plans, coloured renderings,

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and provide a Class 'C' construction cost estimate. Proponent will then take approved Design Concept, and Design c/w preparation of detailed working drawings and specifications for the purpose of competitive tendering.

Note that the new south Main Entrance for the new School of Business & Economics Main Entrance, will be required to be tied into the new proposed Main Entrance for the National Training Centre, but also not conflict with the existing historical Shingwauk Hall Main Entrance.

Coloured Renderings of the approved project Design Concept are required to be completed, and posted in a location chosen by Owner, by October 1<sup>st</sup>, 2019. Project Construction to be completed by end of August, 2020.

**PROJECT 'D':** - This project is comprised of eight renovations and upgrades in several areas within the Shingwauk Hall and North Wing, on the SSM Campus, to suit Owner's identified needs and requirements. The following is a list of the various renovation/upgrade projects and their locations:

- a)** Relocate the **three (3) - Computer Labs** from the North Wing (Level 2), down to the North Wing (Level 1) ~ currently the used as a Campus Bookstore. (Note: New Computer Labs on Level 1 to be fully completed, prior to demolition of existing Computer Labs on Level 2).
- b)** Relocate the existing university **Bookstore** from North Wing (Level 1), up to the North Wing (Level 2) ~ currently the 3 - Computer Labs, where it will be more exposed to student traffic.
- c)** Relocate the existing **Algoma University Student Union (AUSU)** offices from North Wing (Level 1), up to the North Wing (Level 2) ~ currently the three Computer Labs, where it will be more exposed to student traffic.
- d)** Upgrade the existing **North Wing (Level 3) main corridor**, adding new window screens, corridor lighting & ceilings, and updating overall decor, such as new flooring and painting.
- e)** Renovate the North Wing (Level 3 - NW307 office area), and create a new '**Student Success Central**' office pod area. (Note: Conceptual design already established).
- f)** Collaborate and consult with a student planning team to develop a concept and renovate and upgrade the existing Student Bar Lounge ('**Speak Easy**') on the North Wing (Level 2), by creating a warm, coffee-house like feel (i.e. Ski Lodge theme), and construct an atrium style

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addition at the east exterior patio area, add gas fireplace units, reduce size of bar, etc. (Note: Provide Conceptual Design proposals, and then proceed to design once Owner agrees to a layout proposal).

**g)** Minor renovations to ‘**International Student Lounge**’, at Shingwauk Hall (Level 2).

**h)** Construct a new private ‘**Recruitment Office**’ within the university recruitment office area, at Shingwauk Hall (Level 3) and small space enhancements that showcase this space to visitors, and potential students.

The proponent shall prepare conceptual designs, proposed floor plans, coloured renderings (where applicable), and provide a Class ‘C’ construction cost estimate; for each of the above renovation/upgrade projects. Project Construction for all areas related to Classroom instruction or student support services, must be 100% completed by September 1<sup>st</sup>, 2019; and all other areas completed by October 1<sup>st</sup>, 2019.

## V. CONSTRUCTION PROJECT ~ BUDGETS

The total construction cost budgets for PROJECT ‘C’ and PROJECT ‘D’, are estimated as follows:

**PROJECT ‘C’:** School of Business & Economics ~ West Wing Level 2 = \$ 5.0 million.  
~ Coloured Renderings of approved Design Concept is required by October 1<sup>st</sup>, 2019. Construction to be completed by end of August, 2020.

**PROJECT ‘D’:** Various Renovations ~ North Wing and Shingwauk Hall = \$ 1.5 million.  
(Speak Easy, Computer Labs, Bookstore, AUSU, Recruitment Office, Student Success Central, etc.)  
~ Design completed in Spring, 2019, and construction completed by September 1<sup>st</sup>, 2019.

NOTE: - The above budgets also include: permits, printing, signage, wayfinding, and all soft costs.

## VI. COST OF ARCHITECTURAL/ENGINEERING SERVICES

**PROJECT ‘A’:** - ‘**Campus Master Plan**’.

Proponents shall provide a Fixed Fee dollar amount for this component. Miscellaneous related project costs, such as: CAD plotting, printing, advertising, and mileage, will be considered extra to the fee and charged as a disbursement. The fixed fee will not include H.S.T.

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### **PROJECT 'B': - 'National Training Centre'.**

Proponents shall provide a Fixed Fee dollar amount for this component. Miscellaneous related project costs, such as: CAD plotting, printing, advertising, and mileage, will be considered extra to the fee and charged as a disbursement. The fixed fee will not include H.S.T.

### **PROJECT 'C': - 'School of Business & Economics'.**

Proponents shall indicate their fees as a fixed fee percentage (%) which will be based on the actual accepted tender price. Miscellaneous related project costs, such as: CAD plotting, printing, advertising, & mileage, will be considered extra to fee and charged as a disbursement. The fixed fee will not include H.S.T.

Proponent to allow for a maximum of one site visit per week, and a minimum of one site meeting every two weeks, during the Construction Phase. The costs of these site visits required for the Field Review, Site Meetings/Inspections, and Supervision of Construction, shall be included in the base architectural/ engineering services fees.

### **PROJECT 'D': - 'Various Renovations at Shingwauk Hall and North Wing'.**

Proponents shall indicate their fees as a fixed fee percentage (%) which will be based on the actual accepted tender price. Miscellaneous related project costs, such as: CAD plotting, printing, advertising, & mileage, will be considered extra to fee and charged as a disbursement. The fixed fee will not include H.S.T.

Proponent to allow for a maximum of one site visit per week, and a minimum of one site meeting every two weeks, during the Construction Phase. The costs of these site visits required for the Field Review, Site Meetings/Inspections, and Supervision of Construction, shall be included in the base architectural/ engineering services fees.

## **VII. SCOPE OF WORK**

The successful Architectural/Engineering Firm will be responsible for all consulting services required for the design and supervision of Project 'C' and Project 'D'. In consultation with Algoma University, representatives of the firm will determine layout, types of materials and equipment to be

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incorporated into the design to ensure effective and efficient operation of the University once completed.

All stages of the Proponent's scope or work are to be completed by dates defined in *Section X. Project Schedule*.

The general Scope of work shall include, but not necessarily be limited to the following:

1. Preparation of conceptual Designs for approval by Algoma University.
2. Preparation of Schematic Design: initial design defining the general scope and conceptual design including scale and relationships between existing/proposed building components.
3. Preparations of project Class 'C' cost estimates.
4. Prepare coloured Rendering drawings on approved conceptual Designs for the various Projects, and post in locations chosen by Owner.
5. Detailed design development, including all Architectural, Mechanical, Electrical, Civil, Structural and special design as required.
6. 95% complete Drawings to be submitted for review / approval by Algoma University.
7. Preparation of final Construction drawings and specification documents, to be Issued For Tender.
8. Provide specialists as may be required for specialty design, cost accounting, life safety, structural inspection, etc.
9. Provide consultation services throughout Design Phase, Tendering Phase, and Field Review/Supervision Phase, as well as during Commissioning and warranty periods.
10. Review of Tenders received, and preparation of Report complete with recommendations.
11. Provide at minimum one site visit (inspection) per week, during the Construction Phase, complete with preparation of Site Inspection Reports.
12. At minimum, conduct Site Meetings complete with preparation of Minutes, once every month throughout the duration of the project, and conduct Bi-weekly Site Meetings during actual Construction.
13. Provide Contract Administration duties throughout the project construction, including Tender Award process, Canadian Construction Documents Committee (CCDC) contract preparation, shop drawing reviews, review of contractor Progress Draws, issuing Change Instructions, review Contractor pricing, preparation of Contract Change Orders, Preparation of Certificates of Payment, review contractor submitted Project Data Booklets, As-Built Drawings, and closeout documentation, Warranties, and all services required for conforming to all applicable Building Codes, Acts, and Regulations.
14. Prime Consultant must be able to respond to the site within 1 hour, when requested by the University, throughout the duration of the project.

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### VIII. PROJECT DELIVERABLES

#### **PROJECT 'A' and PROJECT 'B':**

Provide a written narrative Report describing proposed Options, complete with conceptual design drawings and plans, complete with multiple options for Owner review and consideration, following design development meetings and feedback from various stakeholders.

Proponent shall provide coloured Campus Site Plans, Drawings, and Renderings of the Owner approved design concepts, and post in locations for public display as selected by Algoma University.

Provide Owner adequate hard copies of Report, and Drawings, as well as in electronic form, for Algoma University to review during the Conceptual Design Development phase. Electronic copies must be supplied in a form that is fully editable by Algoma University.

Proponent to provide:

- Hard Copy of written Report - bound 8-1/2" x 11" booklet.
- Hard Copy of Coloured Renderings and Drawings – 24" x 36" (or 11" x 17"); suitable for posting on wall or on a floor mounted easel display.
- Electronic Copies of Report, and all coloured Renderings and Drawings – PDF format.

#### **PROJECT 'C' and PROJECT 'D':**

Provide floor plan layouts and coloured renderings of proposed 'Conceptual Designs' (with various options as applicable), for review & approval by Owner. Provide Owner adequate hard copies of drawings and specifications, as well as in electronic form, for Algoma University to review during the Conceptual Design Development phase. Electronic copies must be supplied in a form that is fully editable by Algoma University.

Upon receiving Owner approval & selection, develop and provide detailed design drawings and specifications for the purpose of competitive tendering, building permit, and to facilitate construction. Proponent to provide:

- Hard Copy Drawings – bound 24" x 36" (or 11" x 17"); as applicable.
- Electronic Drawings – AutoCAD (version 2016 or greater).
- Hard Copy Specifications - bound 8-1/2" x 11" booklet.
- Electronic Specifications – PDF format.

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Proponent to make allowances to provide “*As Built*” drawings at the completion of the project, incorporating all addendums, change instructions, and alterations to original Tender Documents. Submit in same format as noted above.

### IX. PROPOSAL REQUIREMENTS

All proposals shall include:

- A. Name, address and a brief history of the Prime Consultant (Architectural Firm), including all Design Team members (Sub-Consultants), and it’s organizational structure and size.
- B. Name, address and a brief history of each of the Design Team members (Sub-Consultants), and their respective roles.
- C. Provide examples of similar projects to existing operating universities and/or schools, within the last five to ten years.
- D. List any previous experience on Algoma University projects recently undertaken by the Prime Consultant and/or Design Team.
- E. A brief overview of your firm’s history and experience, including five examples of Higher Education projects completed by the firm; including references and project dates, and construction cost values. The reference list shall include company name, contact person and telephone number, and description of extents of services rendered.
- F. A commitment that the four main project components of the RFP, will be completed within the timelines identified; supplemented by proposed Consultant Team Schedule.
- G. As applicable, provide Fixed Fee dollar amounts, or Fixed Percentage Fees (%) amounts, for each of the four projects.
- H. The bidder should provide in their proposal, the name and telephone number of a person who can be contacted for clarification, if required, during the process of bid evaluation by the University.
- I. The firm must sign the proposal. Once signed and received by Algoma University and accepted in accordance with the conditions, it is a binding contract between the two parties.
- J. Four (4) hard copies and One (1) electronic copy of proposal.

### X. PROJECT SCHEDULE

Proponents must submit a detailed schedule showing how their Design Team work plan shall accommodate the general intentions and timelines of this RFP, with consideration given for the tendering & construction where applicable. At a minimum, the schedule should incorporate the following milestone dates:

March 21, 2019 @ 2:00 pm - Mandatory SSM Campus Site Walkthrough with Owner and Algoma University representatives.

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March 28, 2019 @ 3:00 pm – RFP Proposal Submission Deadline

March 29/19 to April 3/19 - Time Period for Owner interviews with short-listed Proponents.

April 4, 2019 - Selection of Architectural/Engineering Services Firm

April 5, 2019 - Architectural/Engineering Services Firm begin work on Projects.

May 10, 2019 – Project ‘D’ ConDocs ready, and Issued for Tender.

September 3, 2019 – Project ‘D’ Construction complete.

October 1, 2019 – Coloured Renderings completed and Posted, for Project ‘A’, Project ‘B’, & Project ‘C’.

November 30, 2019 – Project ‘C’ detailed Design complete, and ConDocs ready to Issue For Tender.

August 1, 2020 – Project ‘C’ construction complete.

### XI. PROPOSAL SELECTION CRITERIA

It shall be understood that this submission is a proposal, and not a tender, and shall be evaluated as per the following criteria. Should they not be successful, proponents may request debriefing information by contacting Algoma University.

<b>30 POINTS</b>	<p><u>Firm History, including experience working on Algoma University projects &amp; Campus Infrastructure:</u></p> <p>The proponent is to demonstrate the proven ability to effectively design projects of this similar nature, scope, and complexity; particularly while the university is fully operational. Previous experience working on Algoma University projects. Familiarity with Algoma University’s established design standards, energy efficiency design expectations, and existing campus infrastructure.</p>
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<p><b>10</b></p> <p><b>POINTS</b></p>	<p><u>Schedule, and ability to meet deadlines:</u></p> <p>The ability &amp; resources of the proponent to complete work with the timelines identified. The proponent has provided a schedule that includes at minimum, the key milestone dates indicated in <i>Section X. Project Schedule</i>, and provides a proposed schedule from the award of the RFP, up to the conclusion of the projects.</p>
<p><b>15</b></p> <p><b>POINTS</b></p>	<p><u>Relevant projects within the Educational Sector:</u></p> <p>The proponent provided a list of similar projects completed within the Education Sector in the last five (5) to ten (10) years. The list includes five (5) examples of Higher Education projects completed; including references, project dates, and construction cost values. The reference list shall include company name, contact person, telephone number, and description of extents of services rendered.</p>
<p><b>15</b></p> <p><b>POINTS</b></p>	<p><u>Experience with Indigenous Groups or Communities :</u></p> <p>The proponent is to provide a list of projects with Indigenous Communities or Organizations that have been completed within the in the last five (5) to ten (10) years. The list should include examples of projects completed; including references, project dates, and construction cost values. The reference list shall include company name, contact person, telephone number, and description of extents of services rendered.</p>

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<b>30 POINTS</b>	<p><u>Total Fees – Overall Bid Price:</u></p> <p>Total Fees will be the sum of the fixed fees for Projects ‘A’ &amp; ‘B’, as well as the calculated fixed (%) fees based upon construction budgets indicated within this RFP for Projects ‘C’ &amp; ‘D’. Points will be calculated based on the following formula. The lowest cost proposal shall be awarded the full amount of points available (30 points). All higher cost proposals shall be awarded a percentage of the available points using the following formula:</p> $30 \text{ Points} \times \frac{\text{Lowest Bid Price}}{\text{Proponent's Bid Price}} = \text{Awarded Cost Points}$
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### **XII. DEBRIEFING**

Once an agreement is executed by the successful proponent and Algoma University, the other proponents will be notified in writing of the award of the contract. Proponents have 60 days from the issue date of the award notification to request a debriefing. Proponents are to forward a written request for debriefing to the Project Contact as noted in *Section XVI Proposal Contact Information*.

### **XIII. SUBMISSION OF PROPOSALS**

Proposals must be submitted by no later than the date and time listed in *Section X. Project Schedule*, directly to the Project Contact as noted in *Section XVI Proposal Contact Information*.

Proposals should be in a sealed envelope, and should be clearly marked “Request for Proposal for Conceptual Planning and Campus Renovations – Algoma University”. Four hard copies of the bound proposal must be included, as well as a soft copy on either a data stick or via email.

Any proposal may be withdrawn prior to the above scheduled time for the opening of proposals. Any proposal received after the time and date specified will not be opened and will be returned unopened. It is the responsibility of the respondent to ensure that its proposal is delivered to the proper place by the proper time.

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### **XIV. SELECTION PROCESS**

An internal committee will review the proposals based on the criteria outlined above. Those firms whose proposals are selected for further consideration may be asked to make a personal presentation or participate in an interview to answer questions and provide clarification in advance of our final selection.

The University reserves the right to accept or reject any proposal. The University further reserves the right to make an award based upon various selection criteria. Further, the University reserves the right to negotiate the final details of the agreement with the successful bidder.

The successful proponent shall be expected to enter into a contract with Algoma University based on the Canadian Standard Form of Agreement Between Client and Architect, of the Committee of Canadian Architectural Councils.

### **XV. CONDITIONS**

Although the University fully intends to proceed with the awarding of an Architectural Services Contract at this time, as contemplated herein, the University is under no obligation to do so. The receipt by the University of any information shall not impose any obligations on the University. There is no guarantee by the University, its officers, employees or agents, that the process initiated by the issuance of this RFP will continue, or that this RFP process or any RFP process will result in a contract with the University for the provision of Architectural/Engineering design services.

Algoma University reserves the right to discuss any and all proposals, to request additional information from the proponents, and to reject any and all proposals made. Note that any confidential information supplied to Algoma University may be disclosed by the University where it is obliged to do so under FIPPA, by an order of a court or tribunal, or otherwise required at law.

Algoma University will not be liable for any costs incurred by the proposers in the preparation of their response to this proposal.

### **XVI. PROPOSAL CONTACT INFORMATION**

All inquiries should be directed electronically to Shane Maurice, P.Eng, Director of Physical Plant at:

Algoma University  
1520 Queen St. East,  
Sault Ste. Marie, ON P6A 2G4  
Shane.Maurice@algomau.ca

Proponents who go outside of this contact person may be disqualified.

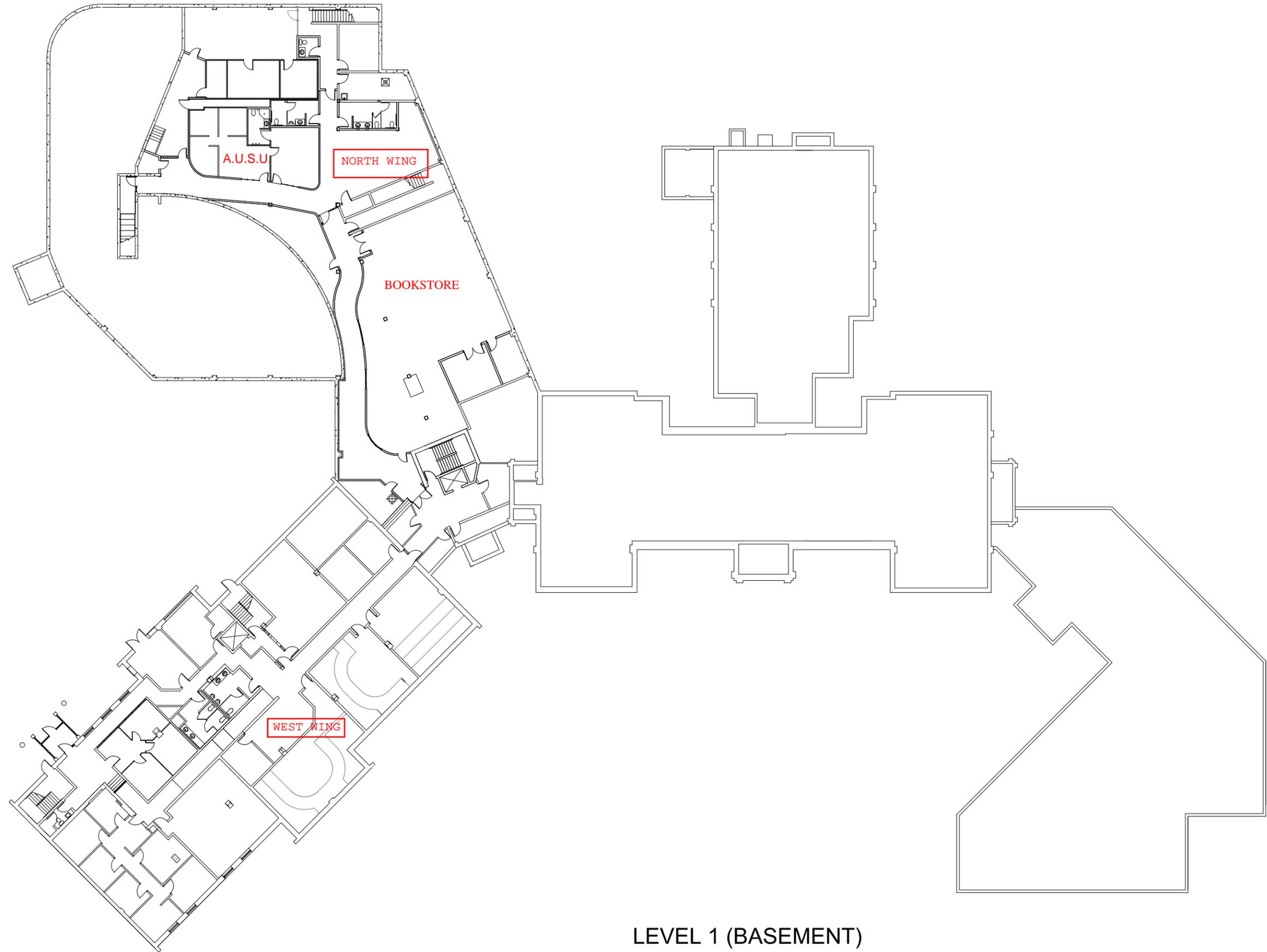
## APPENDIX A:

- 1) OVERALL ALGOMA UNIVERSITY CAMPUS SITE PLAN.
- 2) NORTH WING and WEST WING (LEVEL 1).
- 3) NORTH WING, WEST WING, SHINGWAUK HALL, and EAST WING (LEVEL 2).
- 4) NORTH WING, WEST WING, and SHINGWAUK HALL (LEVEL 3).

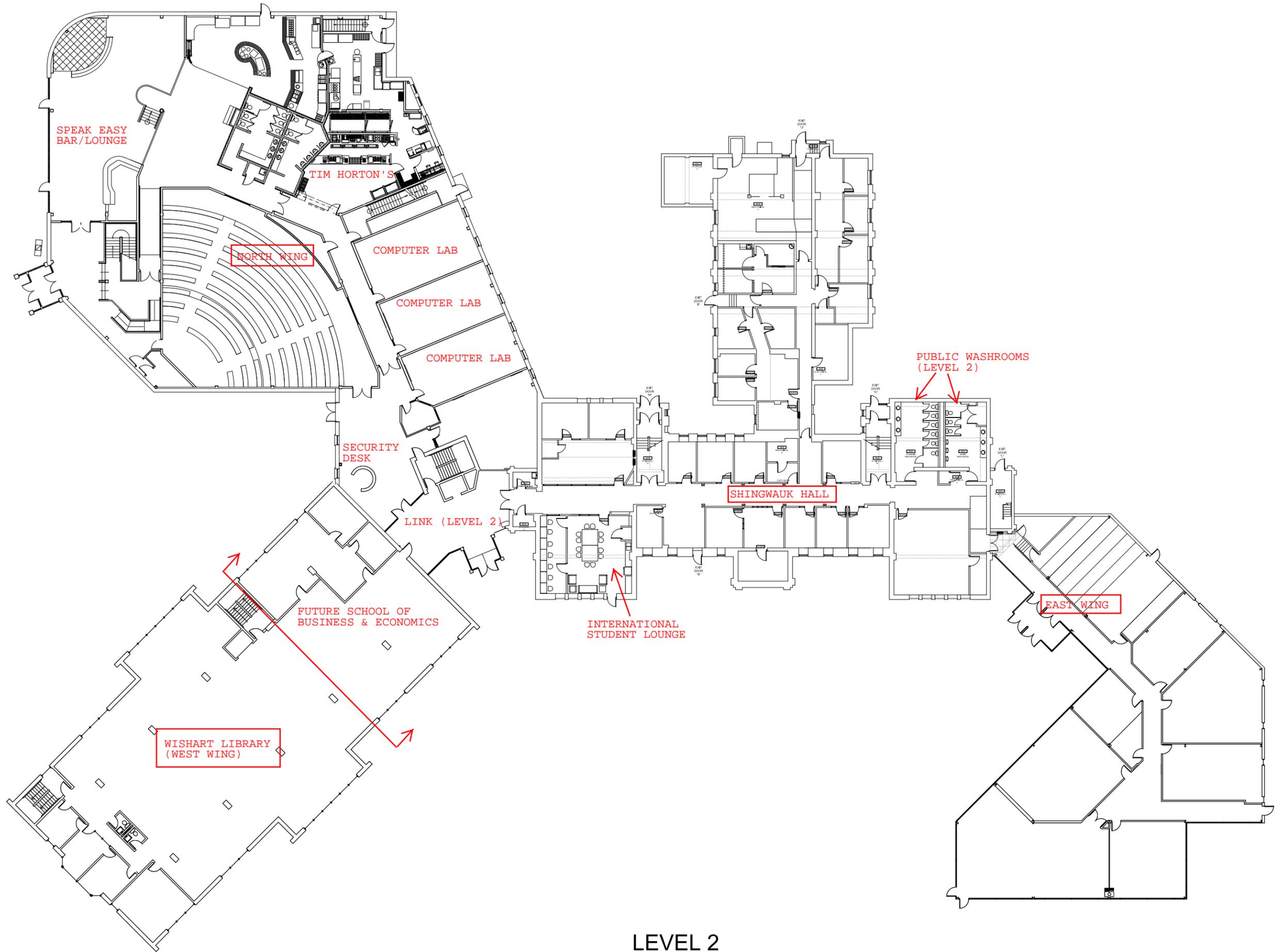
# ALGOMA UNIVERSITY CAMPUS PLAN



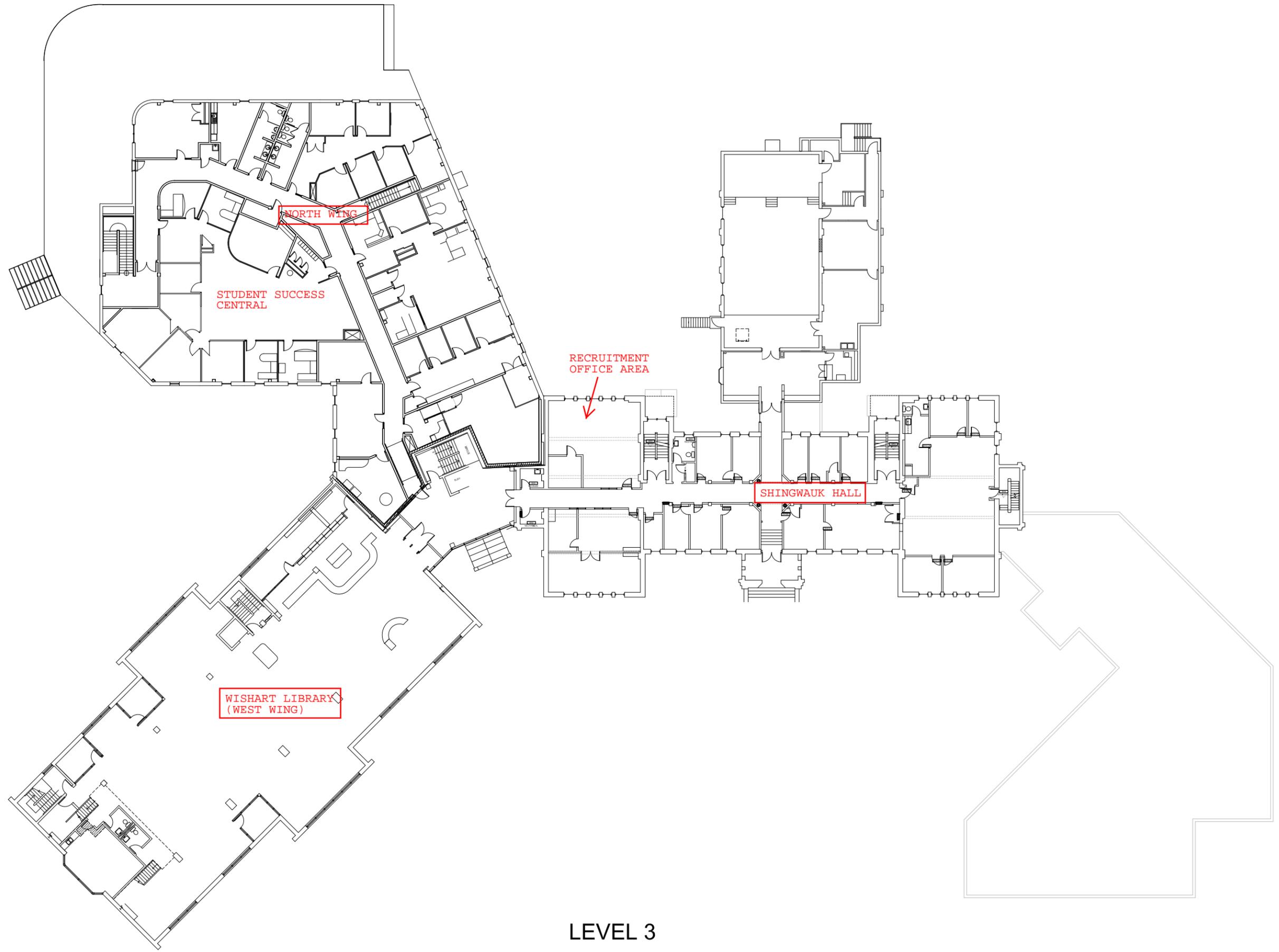
FLORWIN DRIVE



LEVEL 1 (BASEMENT)



LEVEL 2



LEVEL 3