

# Responses to Questions for RFP#2012-02-1

---

1. Has another architect already been involved in any feasibility work on the proposed project? If so, who?

**No. There has not been any architectural work done on this project yet.**

2. As fees are generally developed using the AIBC tariff of fees, which are based on a percentage of construction costs, do you have a construction budget that can be used as an initial guide for developing fees, or a completed Costing Framework spreadsheet.

**No. The construction budget has not yet been set. The details of the project have not been fully articulated, but very preliminary estimates based on calculations using the standard planning tools suggest a total project budget of \$7 million. It is recommended that proponents recognize the stage at which the project is at when considering responses to the RFP.**

3. Has there been any conceptual design work undertaken for this project. If so can that be shared.

**No. There has not been any conceptual design work completed yet.**

4. Has a program been developed which itemizes breakdown of areas and uses for the project.

**Programming space will be required that will need to include offices, small meeting spaces, amenity spaces dining room and residential kitchen suitable for life skill training (not commercial). It is expected that the programming space will occupy a significant portion of the ground floor space. At this point, everything is very preliminary and will need further development in order for an itemized breakdown. Programming areas will be consistent with those in other supported housing developments i.e. Camas Gardens, Olympic Vista etc.**

5. On page 3 under part 1 PROJECT OVERVIEW paragraph 4 of the above noted request, reference is made in the last sentence to "...winning ideas" from the Camas Garden projects. Will there be an opportunity for proponents to visit this completed project to be advised on some of these ideas prior to the selection of the architect ?

**No, not in a formal or organized fashion and proponents are advised that drop-in visits are not appropriate. Proponents are invited to visit the website for a sense of the project at <http://www.pacificahousing.ca/properties/camas-gardens-44-units> and we draw your attention to the following youtube videos for more information on the Camas Gardens project:**

1. [http://www.youtube.com/watch?v=j644MbVoFs0&feature=mfu\\_in\\_order&list=UL](http://www.youtube.com/watch?v=j644MbVoFs0&feature=mfu_in_order&list=UL)
2. [http://www.youtube.com/watch?v=R5R9K4HBcCg&feature=BFa&list=ULj644MbVoFs0&lf=mfu\\_in\\_order](http://www.youtube.com/watch?v=R5R9K4HBcCg&feature=BFa&list=ULj644MbVoFs0&lf=mfu_in_order)
3. [http://www.youtube.com/watch?v=3Oqimh937Vc&feature=BFa&list=ULR5R9K4HBcCg&lf=mfu\\_in\\_order](http://www.youtube.com/watch?v=3Oqimh937Vc&feature=BFa&list=ULR5R9K4HBcCg&lf=mfu_in_order)
4. <http://www.youtube.com/watch?v=r7Ui1-Bv1KU&feature=related>
5. <http://www.youtube.com/watch?v=T2Ryrvo-fKE&feature=related>

## Responses to Questions for RFP#2012-02-1

---

6. <http://www.youtube.com/watch?v=pQ8kjMcmeVI&feature=related>
7. <http://www.youtube.com/watch?v=uNGRz4vbKd4>
8. <http://www.youtube.com/watch?v=xsj96AaduU>
9. <http://www.youtube.com/watch?v=KTFI5wYi3ZI>

6. I didn't see a construction budget in the RFP, are you able to let us know what has been set?

**No. A Construction budget has not yet been set. Please see the answer above for more on the budget issue.**

7. We understand that Pacifica Housing will engage a LEED Accredited Professional to coordinate and report on LEED-related documentation. Will this party be responsible for registering the project and assembling and making the LEED submission(s) to the Canadian Green Building Council?

**Clarification has been requested regarding who is responsible for 'LEED Administration' (p 8 in RFP under 3.6 Fees notes). Consultants should be clear that Pacifica will retain a LEED Coordinator who will administer and coordinate the entire LEED program from concept design, to final submittals to the Canada Green Building Council (CaGBC). Pacifica will also retain an Energy Simulation Specialist for energy modeling as required. Consultants will be responsible for LEED design, LEED documentation and integration of LEED requirements into specifications as it pertains to credits related to their respective disciplines.**

8. Do you expect the Architect to advise on the selection of the design team as part of the response to the RFP?

**No. It is not expected that advice on the selection of the design team be provided as part of the response to the RFP, but if a firm is of the view that this component should be included in the "Proposal" section please feel free to do so.**

9. Has a schedule been set for interviews following the RFP close date of February 22?

**No. While no decision has been finalized, it is anticipated that interviews will be held within a matter of weeks of the closing date of February 22, 2012.**

10. Paragraph 3.3 Experience of the RFP indicates a preference for on-Vancouver Island and specifically Nanaimo experience.

- a. Question: Will firms located outside of the region be considered?
- b. And if yes, approximately how many of the '10' "experience" points (Part 4 of the RFP) would be attributable to past work completed on Vancouver Island/Nanaimo?

**Yes. Firms outside the Nanaimo region will be considered. The 10 points dedicated to "experience" have not been sub-divided.**