

# PARKS, RECREATION & CULTURE

## REQUEST FOR QUALIFICATIONS

New Aquatic Centre - Qualification of Design Team  
Addendum 1 - RFQ50125

Release date: May 2, 2016

Proposals will be received up to  
3:00:00 pm local time on Thursday, May 19, 2016

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# 1. ADDENDUM DETAILS

## 1.1 Questions

The site briefing for the Request for Qualifications (RFQ) for the new Aquatic Centre was held May 2, 2016 in Room 168 of the Lloyd E. Matheson Centre. The Municipality of East Hants (East Hants) had previously received a list of five questions from a potential Respondent which were responded to, in whole or in part, during the briefing and the responses recorded in brief below. Some additional questions were asked and the responses to those, where not found in the document already, are listed here for convenience:

1. Please describe the process established for the subsequent second-stage.

The second stage is an invitation-only competition to the three Respondents short-listed as a result of this RFQ process. The details are not finalized, but we expect that the second stage will be heavily focused on schedule, how team resources will be allocated and cost.

2. Is a construction contingency and design and pricing allowance included in the construction budget? Or, is the contingency noted under soft costs meant to be for construction?

This is described on Page 56 of the Report included as Inclusion A. Project contingency is carried in the Soft Costs and Contingency Allowance figures and construction contingency is carried in the Construction numbers. Construction costs were determined using the methodology described in Section 3.2.

3. Is the anticipated delivery method Design-Bid-Build or Construction Managed?

Design-bid-build.

4. Is it expected that the consultant team should include a Landscape Architect?

Most of the site landscaping will be the responsibility of the property owner, as we see the project unfolding today. The extent of landscaping we believe will be required from the Respondent is limited to the area extending five feet from the building in each direction. The Respondent must determine themselves if a Landscape Architect is beneficial to their proposal.

5. It is noted in Inclusion A that parking is not included in the project or project costs? Does this include the boundary of the asphalt parking lot and associated curbs, and everything within that boundary including underground civil works?

Under the terms we are currently negotiating with the property owner, we expect that East Hants will be responsible for all costs within the area specified for construction under the lease. As imagined currently, this would include the footprint of the building as described in Inclusion A plus an additional five feet out from the perimeter of the building in each direction. We expect that services will have been provided to allow for connection approximately five feet from the building.

6. What is the intended use for the shelled space on the second floor shown in the concept plan on page 55 of Inclusion A?

No determination for the use of the space has yet been made. There have been requests to consider a youth centre and talk of possibly opening the space as a small exercise facility, but nothing has been decided.

7. There is mention of possible expansion of the facility in the future. Can you speak on that?

The talks with the property owner have included the possibility of dry space expansion into the smaller parking area for Retail G (shown on page 4 of Inclusion A) at some point in the future.

The only wet space expansion being contemplated is the potential to add an outdoor splash park on the river side; we may contemplate roughing in some plumbing for this area if there is enough budget. There is a berm and tendency for softer soils on this side of the property that would need to be considered in the case of such expansion.

8. Does the budget include taxes? Furniture, Fixtures and Equipment (FF & E)?

The budget of \$17 million is the total budget for the project. Once taxes are accounted for, \$16.3 million remains to spend. FF & E must come out of the budget as well. From a design perspective, there may be certain items of FF & E which East Hants wishes to purchase outside of the construction contract, so these items may need to be specified separately. Some of the budget may need to be directed to the civil works program being completed by the property owner.

9. Has there been any indication of Federal funding for the project?

East Hants is looking into additional Provincial and Federal funding, but it will be a determination of Council whether such funding, if it were obtained, would be used to reduce East Hants' portion of the project cost or if it would represent additional budget dollars to spend.

10. What is the method for Project Management?

We had considered Construction Management, but this is no longer being actively considered at this time. We are looking at bringing in a Project Manager resource, but it is not clear whether this will end up being an internal resource (staff) or a Consultant.

Kate Friars will act as Project liaison during design until a Project Manager or other resource is identified.

Please continue to direct questions during this process to Michael Hatfield ([mhatfield@easthants.ca](mailto:mhatfield@easthants.ca)).

11. Will there be opportunity to work with the property owner in the coordination of utilities?

We expect to receive detailed designs from the property owner at some point in their development process. We're unsure of how responsive they may be around requested changes, but we'd certainly attempt to facilitate coordination.

12. What about wayfinding/signage in the parking areas or leading to the new Aquatic Centre?

Signage on the Aquatic Centre and wayfinding within the facility are in the scope of the design Services being contemplated. Signage leading to the pool is not in the scope of the design Services.

