



Project:	17 Ave SE Extension & Stampede Trail: Roadway & Public Realm		
Addendum No.	1		
No. of Pages:	5	Date of issue:	July 11, 2017

The following change(s) to the Request for Proposal (RFP) for the 17 Ave SE Extension & Stampede Trail: Roadway & Public Realm, dated July 11, 2017 are effective immediately. This RFP Addendum Document forms part of the Request for Proposal.

ITEM

1. Question:

Is the Prime Consultant conflicted out of responding to the remaining consultant scopes that will be procured by CMLC?

Response:

The Prime Consultant may respond to subsequent consultant RFPs; however, in doing so they will be removed from the evaluation team for those scopes of work.

2. Question:

Could the Prime Consultant name their own firm as one of the two consultants they are asked to nominate in 1.6.iii?

Response:

Yes. One of the two selections may be from the same firm as the Prime Consultant.

3. Question:

For Phases 2 and 3 in which fees are based on percentage of the construction budget, what is CMLC's position related to commensurate fee adjustments if the actual/final construction "costs" differ from the estimated construction "budget"?

Response:

The fees will remain based upon the construction budget regardless of the actual costs

4. Question:

Can consideration be given to changing the Class 'B' (+/- 10%) Cost Estimate requirement within the Detailed Design Report? Achieving this level of accuracy is not commensurate with 60% design drawings. Suggested revisions for your consideration:

- a. Class 'C' at 60% in the Detailed Design Report
- b. Class 'B' at the 95% Detailed Engineering Submission

Response:

According to the Canadian Construction Association's 'Guide to Cost Predictability', a Class B cost estimate, which carries a +/- 10-15% of accuracy, can be produced with 66% Design Development Drawings. Please consider this as your direction.

Please see the answer to question 10 for further clarifications on the cost estimates.

5. Question:

1.1 Scope of Services calls for a Class 'D' Cost Estimate in the Schematic Design Report. Later under Page 10, Article 1.4 Project Schedule, 4th line item calls for a Class 'C' Cost Estimate in the Schematic Design Report. Please advise if the Schematic Design Report will require a Class 'C' or 'D' Cost Estimate. If it is deemed to have a Class 'C', then a definition should be added to page 5.

Response:

A Class D cost estimate will be required in the Schematic Design Report.

6. Question:

Outside of the Prime Consultant's responsibility for Survey Support related to construction survey in Phase 3, we understand the balance of surveying is a separate CMLC procurement as noted at bottom of page 11. Will the CMLC-procured surveyor:

- a. execute the existing as-built survey in Phase 1 required to produce the "base drawings"?
- b. execute the post-construction as-builts for utilities and spill elevations (as per City of Calgary requirements)?

Response:

- a. Yes.
- b. Post-construction surveying services, related to obtaining FAC or as-builts, if required, will be the responsibility of the Prime Consultant.

7. Question:

Article 1.2 Project Budget states it will be developed by the Prime Consultant. Article 2.1 states it will be prepared by the Project Manager. Please advise.

Response:

The term 'Master' is used to differentiate the budget of CMLC's PM. This is an internal document informed by the Project Leader's Project Budget.

8. Question:

Article 1.4 Project Schedule states it will be developed by the Prime Consultant. Article 2.1 states it will be prepared by the Project Manager. Please advise.

Response:

The term 'Master' is used to differentiate the schedule of CMLC's PM. This is an internal document informed by the Project Leader's Project schedule.

9. Question:

Article 1.1 Scope of Services, Page 9, Phase 4, Post-Construction Engineering: Please define "Record Drawings" and explain the difference vs. "As Built Drawings".

Response:

Record Drawings and As-Built Drawings are the same thing.

10. Question:

1.2 Project Budget, last sentence: Please define "Construction Cost Estimate" and who it is produced by. Also, explain the difference between the "Project Budget" and the "Construction Cost Estimate".

Response:

This Construction Cost Estimate refers to the estimate equivalent to a Class B estimate in the Detailed Design Report, whereas the Construction Budget refers to the Owner approved Construction Budget that results from the Schematic Design Report.

Construction Cost Estimates are the responsibility of the Prime Consultant, meaning if the Prime Consultant is confident enough with their experience and ability to estimate the costs of this type of work, these estimates need not be produced by a quantity surveyor. If this is not the case, the Prime Consultant shall include any additional cost estimating services as a sub-consultant within their contract.

The Project Budget refers to the Prime Consultant's overall budget, which covers both consulting and construction costs. The Construction Budget is one of the items in this budget.

If the Class B Estimate included in the Detailed Design Report exceeds the approved Construction Budget, as approved by the Owner at the end of Phase 1, the Prime Consultant will be expected to revise the design, as required, to align the Cost Estimate with the Construction Budget.

11. Question:

1.2 Project Budget, last sentence – revisions to design at Prime Consultant’s expense: Can CMLC adjust this model so it is fair and equitable when/if budget exceedance is tied to work by other consultants (IE: Landscape, Transportation, etc.). The Prime Consultant cannot be financially at risk for design revisions related to work by other firms whom they have not contracted (IE: through a sub-consultant agreement).

Response:

All consultants will have this clause in their contract with CMLC. The Prime Consultant will have to revise their design and manage the other consultants through this stage, if required, but the contract of each consultant will include this requirement, so the Prime Consultant will not be financially responsible for the costs of the other consultant’s revisions. It is CMLC’s expectation that the Prime Consultant is aware of the cost implications of the other consultant’s contributions.

12. Question:

Who chairs, prepares Agenda, and prepares Minutes/Notes of the construction meetings?

Response:

The Prime Consultant’s Project Leader.

13. Question:

As part of the stormwater management engineer’s role, is a full Master Drainage Report for the area required the Storm Report by Phase?

Response:

We do not yet know if a Master Drainage Report will be required.

14. Question:

Is there still a public tendering process for the roles of the sub (geo, structural, electrical, etc..) after award of Prime or is it limited to the two as recommended by the Prime in this 17th RFP response?

Response:

The intention is for the procurement process for the other consultants (geo, structural, electrical, etc..) to be limited to the two provided in the RFP. That said, for some consulting fields, CMLC may elect to use a public procurement process if it’s in the best interest of the project. In either case, the Prime Consultant will be preparing a description of the Scope of Work, and CMLC would be issuing the request, meaning the amount of work for the Prime Consultant will be nearly the same.

15. Question:

What is the process for evaluating the “Cost” portion of the submission (schedule 1)? Is this a percentage ranking based on the lowest submitted price, a points system from lowest to highest, or other?

Response:

Like all other proposal categories for review, CMLC is not willing to disclose the method in which points will be awarded.

16. Question:

Section 1.2, Project Budget, mentions that the Prime will be expected to revise the design the design to align construction cost estimate with construction budget. Is the expectation here that the consultant bear the cost for drawing revision and all efforts for obtaining approval resulting from these changes? Being that the schematic is largely developed by a Landscape Architect contracted directly to CMLC, with the support of the Prime, ensuring the schematic is in alignment with the construction budget could be a timely and contentious issue. Further explanation on this point might be helpful?

Response:

The Construction Budget will be determined after the Schematic Design Report is approved. In addition, the Prime Consultant will be responsible for preparing the Class D estimate in the Schematic Design Report. The point in the schedule where this clause comes into effect is in Phase 2, when the Detailed Design Report, with its Class B estimate is due. As stated in the responses to the questions above, if the Class B estimate in the Detailed Design Report is above the Construction Budget, the Prime Consultant, and all other consultants, will be expected to revise the design to be in accordance with the Construction Budget, at no expense to the Owner. All consultants will have this clause in their contracts with CMLC.