



SUNSHINE COAST REGIONAL DISTRICT

Question and Answers #1

Request for Proposal No. 2465001

Construction Management Services: Development of a Community Hall

Date: March 14, 2024

Item No.1

Question: Please confirm that the deadline for questions is March 27th

Answer: Please see Addendum No.1. Questions need to be submitted by March 22 and the anticipate posting date for the Q&A is March 27th.

Item No.2

Question: Please advise if the E&O insurance requirement can be relaxed? The \$5,000,000 policy seems like an unnecessary expense to the project, especially considering that the design work is happening under a different contract. This requirement would be more typical of a true Design-Build contract.

Answer: Please see Addendum No.2 for the relaxed requirement which is based on the assessment of the type of work to be completed.

Item No.3

Question: Article A-5 terms on the CCDC 5B contract in Appendix 1 seem unusual for this type of project, especially with the limited design resolution provided. In my experience, it would be more common to see a fixed fee for the site management costs and preconstruction work, and a percentage fee for the construction management scope, given the limited design information provided. This would provide a better risk balance in the fee structure between the contractor and the Regional District in my opinion.

Answer: The Proponent will be joining the Regional Districts design team which will consist of a design architect who will be obtained through a concurrent RFP process, the successful Proponent from this opportunity will be responsible for the construction management as well as obtaining all subtrades to complete the work. Proponents may proposal alternative fees structure as part of their submission.
