



# SUNSHINE COAST REGIONAL DISTRICT

## Question and Answers #1

Request for Proposal No. 2465004

Design & Professional Services Development of a Community Hall

**Date: March 11, 2024**

### Item No.1

**Question:** Your introduction mentions a "design-build team" but you also note that you will be directly retaining a Construction Manager (and we see that RFP out now). Can you clarify and confirm that you are looking for architectural and subconsultant proposals only and not seeking design-build proposals with a contractor?

**Answer:** This RFP is seeking proposals for the provision of Design and Professional Services only. The successful Proponent will join the Regional District's "design-build team". The Regional District intends for the "design-build team" to also include the successful proponent from the concurrent RFP that has been issued for construction management and construction activities.

### Item No.2

**Question:** If the optional scopes advance, would these be included in the existing construction budget or would they be funded separately? If not funded separately, have they already been accounted for in the current budget?

**Answer:** The Regional District has not disclosed our budget for the design and professional services and/or the optional work. Proponents need to provide pricing for the optional items.

### Item No.3

**Question:** In section 5.3 of our proposals, to confirm that we can meet the grant's procurement requirements, a better understanding of those requirements is needed. Can you provide additional information for this item?

**Answer:** The grant requires all contracts awarded to any third party will be 'awarded in a way that is fair, transparent, competitive, and consistent with value for money principles, or in a manner otherwise acceptable to the Province, and if applicable, in accordance with the Canadian Free Trade Agreement and international trade agreements'.

### Item No.4

**Question:** Will the Regional District retain their own quantity surveyor or will cost estimates be completed by the Construction Manager? Should we include a QS on our team?

**Answer:** Proponents are encouraged to articulate how they will help the Regional District maximize the value of final product while staying within the construction budget. Separately, the Construction Manager will be responsible for ensuring that the final design aligns with the construction budget prior to production of final Construction Documents (IFC drawings etc).

### Item No.5

**Question:** Do you intend to pursue any sustainability certifications for this project?

**Answer:** Efficient design will be an important consideration for this project. The RFP identifies the "Net Zero Ready" target for the community hall.

### Item No.6

**Question:** Will questions and answers from the optional site visit be recorded and posted to BC Bid?

**Answer:** Proponents are encouraged to attend the optional site meeting, the Regional District does not provide minutes from the meeting and does not guarantee that all question and answers will be posted to BC Bid.