



SUNSHINE COAST REGIONAL DISTRICT

Question and Answers #2

Request for Proposal No. 2465004

Design & Professional Services Development of a Community Hall

Date: March 27, 2024

Item No.1

Question: Will the Regional District select individual engineering firms for mechanical, electrical, structural and architectural firms to facilitate the detailed design and to provide professional services for the development of a new community hall at Halfmoon Bay, BC.

Answer: No, this is part of the professional services.

Item No.2

Question: Which consultants (and associated fee proposals) are expected to be identified in the RFP response?

- Structural
- Mechanical
- Electrical
- Civil (include or exclude Sanitary Sewer system upgrade/replacement)
- Landscape
- Code

Answer: The Contractor would be required to hire all professionals needed to perform the services and provide all necessary sign offs.

Item No.3

Question: Would you please confirm that the Regional District will provide the following services?

- Geotechnical
- Environmental
- Cost/Quantity Survey
- Arborist
- Sanitary Sewer

Answer: The Regional District has engaged a Geotechnical Engineer. All other professional services would be provided by the Contractor.

Item No.4

Question: Has the Regional District identified target milestone dates for design and construction?

Answer: As soon as possible, Proponents should account for the internal Regional District processes which could take up to two (2) months from RFP close before we have a signed contract.

Item No.5

Question: What is the status of the Application for Non-Farm Use through the Agricultural Land Commission?

Answer: The application has been submitted and the Regional District has been informed it is slated to be reviewed by the ALC Board in early April.

Item No.6

Question: What is the requirement for the Kitchen? And will it need to be signed off by VCH?

Answer: The kitchen will need to be approved by VCH as a commercial kitchen.

Item No.7

Question: Scope of Optional work vs necessary work for remediation to impacts to Bike/Playground?

Answer: The work includes ensuring that any impacts by the development of the new Hall on the existing amenities will need to be made safe at a minimum. Optional work should describe additional efforts to restore/improve the affected amenities to be fully functional.

Item No.8

Question: Are as-builts/record drawings available for washroom/septic field?

Answer: See Amendment No.2.

Item No.9

Question: Is the outhouse connected to the Septic Field?

Answer: See Appendix 5, it appears that the drawings do not show a connection between outhouse and septic field.

Item No.10

Question: What is the Net Zero Ready Requirement?

Answer: The Regional District Board has provided direction to require the new Hall be designed to be Net Zero Energy Ready. This is a voluntary BC Building Code standard.

Item No.11

Question: What is envisioned to be the boundary of the building?

Answer: The building boundary is not set; however the preferred siting is defined in the Project Definition Report. The Regional District hopes the boundary of the building will have minimal impact on existing amenities and the natural environment.

Item No.12

Question: Could we remove the outhouse from site?

Answer: Yes, however environmental and any requirements / regulations would have to be considered as the unit was decommissioned and turned into storage, but it is assumed that the under-ground infrastructure was not removed.

Item No.13

Question: As you have gone through community engagement process with the previous potential hall location, will we be expected to go through a second phase?

Answer: The Regional District will continue to inform the community on the project status as the design develops and construction proceeds. The community engagement efforts completed to date have largely informed the project scope and in order to ensure a streamlined design and construction process the remaining communication activities are not anticipated to have material impacts on the outcomes of the project.

Item No.14

Question: Has the grant been extended?

Answer: Informally it has been extended for a period of 2 years, the Regional District is waiting for the official letter.

Item No.15

Question: Does the Regional District have a Park Plan for future development / use?

Answer: No, the Master Plan for Connor Park is slated for development after this project has been completed.

Item No.16

Question: Will there be any involvement from the Parks department?

Answer: Yes, they will be part of the Regional District team, the Contractor will have a primary contact that is outside the Parks department.

Item No.17

Question: Is there any flexibility on the location?

Answer: Some flexibility however we would like it to be around the same area as defined in the Project Definition report. Note: deviance from this location would impact ALC Non-Farm Use application in progress.

Item No.18

Question: What is happening with the exiting washroom facility?

Answer: It is expected that it will remain in place to provide washroom facilities for the Park/field users. The Regional District does not desire for it to be decommissioned and incorporated into the new hall as it is very robust and sturdy.

Item No.19

Question: Area of interest for first nations?

Answer: A Preliminary Field Reconnaissance was conducted and reviewed with the shishálh Nation. The results indicated there is no known archaeological interest in this area.

Item No.20

Question: Will there be any first Nation team member involvement on the team?

Answer: No formal plans exist.

Item No.21

Question: Do building permits get referred to first Nations?

Answer: No.

Item No.22

Question: The path redesign is optional?

Answer: The walking path that passes between the playground and the bike skills park will need to be remediated to mitigate the impact of the new Hall and ensure it remains accessible for users. How this is achieved is not prescribed.

Item No.23

Question: If we can address the noise using the existing infrastructure (picnic tables) would you consider that as value add?

Answer: Yes

Item No.24

Question: The RFP refers to Appendix 4: Pre Design Report – but this isn't included in the RFP document. Can you send that to us?

Answer: Please see Amendment no.1 that was posted on March 9, 2024.

Item No.25

Question: Will the Regional District hire an arborist for the project?

Answer: Inclusion of, or provision for, an arborist in the professional services team is the prerogative of the Contractor.

Item No.26

Question: Do the insurance requirements need to be in place at the time of submitting the proposal or only at the time of signing the contract?

Answer: The Contractor will be required to provide the insurance once the contract has been executed.

Item No.27

Question: Is a registered landscape architect required to be on the project team?

Answer: Inclusion of, or provision for, a registered landscape architect in the professional services team is the prerogative of the proponent.

Item No.28

Question: Is an envelope consultant required to be on the project team?

Answer: Inclusion of, or provision for, a registered landscape architect in the professional services team is the prerogative of the Contractor.

Item No.29

Question: The RFP states that a new waste disposal system is required. There is however an existing system on site. Can we request clarification if :

- A new system is required?
- Assessment and upgrade of the existing system is required?
- Are both options priced?

Answer:

Please refer to the RFP "This facility has an existing septic field which may be able to be incorporated into servicing the new community hall" The Contractor will be responsible for any assessment and/or upgrades to the existing system.