



ADDENDUM NUMBER 2

R17-04 Construction Management Services

June 19, 2017

This Addendum shall be read in conjunction with and considered as an integral part of the Request for Proposals. Respondents should acknowledge the addendum in Appendix B the Submission Form.

The Addendum is as follows:

Questions & Answers:

Q1. Please confirm the extent of the renovations planned for the existing building (i.e. is the building to be entirely renovated inside and out)?

A1. It is expected that the existing building will be completely renovated including stripping of all interior finishes to expose existing structure for upgrading. It is expected that all electrical and mechanical within the existing building will be new. Note that washrooms shown on plan are not in a location of existing plumbing.

Q2. Are there any specific phasing requirements for the renovation?

A2. The new apparatus bay must be completed, and occupied, prior to commencement of the renovation of the existing building.

Q3. Once the construction of the new bays have been completed, will it be acceptable to relocate staff to temporary buildings located on the property while renovations take place?

A3. The department has agreed to work from within the completed apparatus bays thereby making the existing building vacant.

Q4. Will both new and existing buildings be required to meet Post Disaster standards?

A4. The new building will be designed to meet post disaster requirements. The existing building will be upgraded to meet standard importance factors and will not be "post disaster" when complete.

Changes to Section 2.3 – Scope of Work – Pre-Construction

The following changes to this section are in purple. Wording with lines through it are to be deleted from the scope of work.

2.3 Scope of Work

The responsibilities of the Construction Manager will be as follows:

Pre-Construction

General:

1. Attend regular Project meetings with the Owner and the Consultant. All project meetings will be held in Duncan at the CVRD office. It is expected that the Construction Manager will be present at every project meeting.

2. Provide advice to the Owner and the Consultant with respect to construction and market conditions.

Predesign:

~~3. Prepare a preliminary overall Project schedule.~~

Predesign phase is now complete. CM Services are not required for predesign work.

Schematic Design Phase:

Schematic design phase is complete. CM Services not required for Schematic Design Phase.

~~4. Provide constructability advice on site use and possible improvements, selection of materials, assembly systems, and, equipment and provide recommendations on construction feasibility, availability of materials and labour, time requirements for installation and construction, and factors related to alternative designs and possible economies.~~

~~5. Confirm a Class C Construction Cost Estimate at the end of the Schematic Design Phase. Advise the Owner if it appears that the Construction Cost Estimate may exceed the Project budget, and make recommendation for corrective action.~~

~~6. Prepare, in consultation with the Consultant and the Owner, a preliminary Project schedule for the Owner's review; such Project schedule shall take into consideration the sequence and timing of the required basic program decisions, including anticipated design time, approval period, preparation of documentation, bid calls and subsequent evaluations, trade contract awards, on-site construction activities, and the anticipated date of Substantial Performance of the Work.~~

~~7. Assist in providing liaison and coordination among government authorities, utility companies, and other authorities having jurisdiction over the Place of the Work.~~

Design Development Phase:

8. Provide ~~updates as necessary~~ **commentary** regarding the availability of materials and labour, building systems, and possible economies.

8.1. Provide advice to owner and consultant with respect to construction and market conditions

8.2. Prepare a Class C construction cost estimate within two weeks of contract award. Advise the owner if it appears that construction cost estimate may exceed the project budget. Make recommendations for corrective action.

9. Make recommendations to the Owner and the Consultant regarding the scope of Work packages to help facilitate the subsequent bidding and awarding of Subcontractor and Supplier contracts.

9.1. Provide constructability advice on site use and possible improvements, selection of materials, assembly systems, and, equipment and provide recommendations on construction feasibility, availability of materials and labour, time requirements for installation and construction, and factors related to alternative designs and possible economies.

10. Review the Specifications and Drawings and, at the end of the Design Development Phase, make recommendations to the Owner and the Consultant as to constructability and coordination among the Trade Contractors.

11. Confirm a Class B Construction Cost Estimate at the end of the Design Development Phase. Advise the Owner if it appears that, the Construction Cost Estimate may exceed the Project budget, and make recommendations for corrective action.

12. Establish a cost control program and prepare a cash flow forecast for the Project.

13. **Prepare**, review and update the Project schedule with appropriate details. Advise the Owner if it appears that the Project schedule may vary from that specified in Article A-3 of the Agreement or otherwise agreed with the Owner, and make recommendations for corrective action.

14. Make recommendations to the Owner regarding any equipment or materials, which should be preordered to meet the Project schedule.

End of Addendum 2

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