



PROCUREMENT SERVICES SECTION
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ADDENDUM #2

**REQUEST FOR EXPRESSIONS OF INTEREST
AND STATEMENTS OF QUALIFICATIONS 1220-051-2022-002
(RFEOI/SOQ) No. :**

**TITLE: PROFESSIONAL SERVICES FOR
POLICE TRAINING FACILITY – DESIGN
SERVICES**

ADDENDUM ISSUE DATE: August 26th, 2022

**REVISED DATE: Prefer to receive Submissions on or
before September 6, 2022**

INFORMATION FOR RESPONDENTS

This Addendum is issued to provide additional information to the RFEOI/SOQ for the above-named project, to the extent referenced and shall become thereof. No consideration will be allowed for extras due to the Respondent not being familiar with this Addendum. This Addendum No. 2 contains four (4) pages in total.

At this time the City will not be extending the preferred closing Date and it will remain as September 6, 2022.

QUESTIONS AND ANSWERS:

Q.1. Is it correct to assume that the Environmental QEP will support in the Site Disclosure Statement and any subsequent contaminated sites issues?

A.1. Yes, ENV QEP will likely be required to address historical site contamination matters as well as permit requirements for watercourse setbacks.

Q.2. Has the Owner engaged a programming consultant or is the proponent to engage one?

A.2. The City has not engaged a consultant for programming. We have transcribed Stakeholder requirements to date into a preliminary scope of work and accompanying test-

fit plan which will form part of the next stage of the competitive solicitation process. Any benefit of a specialist programming consultant will need to be weighed against rapid design delivery by the Respondent.

Q.3. Has there been any preliminary work done for this project and if so, would the Owner be able to make that documentation available?

A.3. The City has transcribed Stakeholder requirements to date into a preliminary scope of work and accompanying test-fit plan which will form part of next stage of this competitive solicitation process. The City also had a building condition assessment performed in 2017 (provided in the RFEOI/SOQ as Attachment 2) and is in the process of adding scope of required base-building improvements for the next stage.

Q.4. Is a Federal Reliability Clearance received through the CISD (Canadian Industrial Security Directorate) equivalent to the RCMP Enhanced Security Clearance?

A.4. At this preliminary stage, we are unable to identify specific equivalencies for security clearances that would be applicable broadly. The level of clearance required may be dependent on the scope of work and access to information determined on an individual basis. For the purposes of this RFEOI, if personnel (employees or subcontractors) have current security clearances for other agencies or organizations, we recommend identifying those clearances in your submission.

Q.5. Can the City confirm if formal sustainability certification is required for the project?

A.5. Formal certification (such as LEED Gold, Passive House or Net-Zero) is not an anticipated requirement for this project, At best, the existing building upgrade project would follow similar practices for energy efficiency and sustainability. The City may ask to allow for future plant conversion from gas to electric and potential allowances for Net-Zero Ready conversion.

Q.6. We assume that this is a Part 3 Building, and will need to meet Energy Step Code 3. Can the City please confirm that this assumption is accurate?

A.6. This is certainly a Part 3 building. Group F Industrial warehouses are not currently required to meet Energy Step Code requirements, but Group D & E Occupancies are (currently Step 2, moving to Step 3 in future).

Refer to:

<https://www.surrey.ca/renovating-building-development/green-buildings/bc-energy-step-code-for-new-buildings> and

Building Divison Bulletin

www.surrey.ca/sites/default/files/media/documents/Part3EnergyStepCode.pdf

Q.7. With respect to the Eol form of submission, please clarify are you looking for us to name our entire sub consultant team now or can that wait until the subsequent SOQ process? If you are looking for us to name subs now, please confirm which ones. If we name subs now are we permitted to change them out at the SOQ should they not provide us with favourable fees?

A.7. The City is looking for Respondents to provide a preliminary list of their core sub consultant team they intend to utilize for the Project. It is anticipated in the next stage of the competitive process that additional sub consultants may required after reviewing the detailed scope of work. Please provide your recommended or preferred stable of consultants.

Q.8. A substantial amount of information is being requested as part of the Eol process. Can you please clarify what will be requested at the next stage of the SOQ process?

A.8. This is a prequalification process for professional and consulting services. Through this Request for Expressions of Interest / Statements of Qualifications (the "RFEOI/SOQ") the City is inviting submissions (each a "Submission") from respondents (each a "Respondent") that describes the respondents capability to perform the work and/or services.

Based on the review of Submissions received and if the City elects to proceed with the Project, the City intends to initiate a further competitive process to award a contract for the Project and may, in its sole discretion, create a supplier list which includes any or all respondents to this RFEOI/SOQ and may choose to send any further requests or bidding opportunities with respect to the Project only to those respondents.

Q.9. Will scoring from the Eol process be carried though into the subsequent SOQ process?

A.9. When evaluating Submissions, the City will consider the Respondent's qualifications, business and technical reputation and experience and expertise, and may consider any other criteria the City identifies as relevant during the evaluation process.

Q.10. Please provide the timeline for the RFFSO and SOQ process and award of contract.

A.10. The City does not have a definite timeline for shortlisting of the RFEOI/SOQ.

Q.11. Please confirm how the project is anticipated to be delivered – traditional design, bid build, construction management, other?

A.11. The contract format for the next competitive process has yet to be determined but may be delivered as Design-Bid-Build or started as Construction Management at Risk.

Q.12. Item 6, project phasing mentions a "Phase 1" but its not clear what phase one entails or who undertakes it. Please provide background on all anticipated project phases and how they relate to the "10 year development/build out mentioned on page 13. As well, are there any milestone dates that Surrey has in mind for the roll out of the project?

A.12. Refer to Addendum #1, A.3. and A.5.

Q.13. Is the entire build-out proposed to be designed and engineered as part of this project or will subsequent phases be engineered as separate projects in the years ahead?

A.13. Refer to Addendum #1, A.5.

Q.14. What programming has been completed to date and can that information be shared?

A.14. Please reference A.2.

Q.15. Is there a construction or project budget approved?

A.15. The City is not releasing budgetary information. In the next stage of the competitive process, shortlisted Respondents will be encouraged to respond using their knowledge and experience working with similar sized scope and projects.

Q.16. Given during the month of August many staff are away on vacations etc., we'd like to request an extension to the closing of the RFEOI.

A.16. See above Information for Respondents.

Q.17. Can you please confirm if Appendix A (Completed Projects) and Appendix B (Current Projects) need to be completed by the Lead/Prime firm or may we include projects from major subconsultants on our team. The Appendix A form currently says "Lead Firm" or "Team". Page 19 of the SOQ under Representative Projects says "Lead" firm. Due to this specialty building type, we believe the City of Surrey would benefit most by seeing the appropriate Subject Matter Expertise to successfully execute the project. Therefore can you clarify if major subconsultants experience can be included.

A.17. Please provide only relevant project experience. Specify whether project experience is by Lead Firm, Team, or a specific Sub-Consultant in all instances.

Q.18. The existing Schedule B Form, Appendix A Form, and Appendix B Form are all in legal size format. Is it okay to adjust to letter size format? We feel the letter size format will be easier to read electronically as well.

A.18. Yes, Respondents may resize the attached Appendices.

- END OF ADDENDUM -