

**TOWN OF LUNENBURG**

**REQUEST FOR PROPOSALS**

**Upper King Street Extension Development**  
**TOL2022016**

**ADDENDUM #1 – June 14, 2022**

This addendum is being issued in response to questions received from potential proponents regarding the above-mentioned Request for Proposals (RFP) (which in some instances have been rephrased). This addendum should be added to and made part of the original RFP document.

**Q1:** Does a physical copy of the final proposal need to be submitted in addition to the digital copy?

**A1:** *Only a PDF copy of the submission is required as outlined in Section 1.6.*

**Q2:** Will the Town be able to provide a topographic survey, geotechnical report, and environment report for the site? If not, is obtaining those expected as a part of the project scope?

**A2:** *No, these will not be provided by the Town – Proponents may wish to add these features as part of their proposal to undertake the requested work.*

**Q3:** The scope of work identifies the need for a general financial cost analysis. Is the Town expecting a certain amount of detail from this (e.g., are you looking for a pro forma, Class D cost estimate, or a more general estimate of construction/site development costs)?

**A3:** *The Town is only looking for a general estimate and not a Class D or C estimate at this stage.*

**Q4:** Would Proponents be able to rely on legal review from the Town's legal department for the draft restrictive covenants provided, or would Proponents be expected to obtain external legal review?

**A4:** *No, Proponents should not expect to rely on the Town's Legal review. We would expect that Proponents will undertake their own due diligence and decide on their own whether they need to obtain further legal review. We are looking for legal options on how best to tie the successful developer to the development schemes as presented. There may be more than one way to accomplish this.*

**Q5:** Please provide additional information regarding Section 2.1, "The number of accessible units will be based upon the national building code based on the completed

developed site scheme as presented by the proponent (not on individual aspects of the development).”

**A5:** *The number of accessible units will be based on the entire scheme not the individual buildings. For example, a three-unit building may need one accessible unit – whereas the entire scheme of 50 units would need a higher number of accessible units – not solely based on individual buildings.*

**Q6:** Section 2.1 states “proponents should note that properties are known to be archaeological hot spots and if any artifacts are found they must contact the Provincial Dept of Communities, Culture and Heritage” – is this requirement only for the eventual developer of the property or would we be required to account for it in some way in the creation of the development schemes?

**A6:** *This should be acknowledged in the documents provided for any future developer of the site to acknowledge and be aware of. It should not affect the creation of the development schemes at this time unless they plan on undertaking any physical digging around the site.*

**Q7:** The level of detail delivered on some of the RFP components is variable based on available budget. Would you be able to provide us with an idea of the proposed budget for this project so that we can plan a work approach that is suitable for that budget?

**A7:** *No, the Town will not be providing this information.*

**Q8:** A timeline for completion and awarding the RFP was not included. Is there a sense of timing on when the Town would award the RFP as well as when they would like to see the work started/completed?

**A8:** *Timeline has not been determined – will be agreed upon by the Town and the successful proponent.*

**Q9:** Once the RFP is awarded, will base mapping be provided (i.e., property mapping, LIDAR, topo, etc.) to whom the RFP is awarded? If property mapping is to be provided, will this be provincial mapping or has the site been surveyed?

**A9:** *Provincial mapping is available. We currently do not have a legal survey except for PID 60057460 which is available on Property On-line.*

**Q10:** Are there any archaeological or ecological studies that have been completed for the site that can be shared with whom the RFP is awarded to so that they can be taken into consideration during the design?

**A10:** *No, we have no such studies.*

**Q11:** The RFP speaks to the extension of services (i.e., storm, sanitary, water, etc.), will mapping and/or GIS data be provided to whom the RFP is awarded?

*A11: No GIS data is available – but mapping of services in a general sense can be provided.*