



Toronto Community Housing Corporation and Tridel Inc.

Request for Proposals

For

**Phase 2A Landscape Architectural Services
at Alexandra Park Redevelopment (Sites 1, 2, 3, 16N)**

Request for Proposals No.: **RFP AP18-03**

RFP Issued: **August 7, 2018**

Addendum #1 Issued: **August 21, 2018**

Submission Deadline: **August 28, 2018, 11:00 a.m. local time**

All other matters of the RFP remain the same.

Clarifications and Corrections

The following are clarifications with respect to the RFP issued on August 7, 2018 for Phase 2A Landscape Architectural Services at Alexandra Park Redevelopment (Sites 1, 2, 3, 16N):

1. **Section 1.2 Type of Contract for Deliverables**

The type and form of contract will be negotiated with the successful proponent following selection. The proponent may be required to enter into separate contracts with TCHC and Tridel for the rental and market components of the building, respectively.

2. **Appendix E – RFP Particulars, Section B1. Insurance Coverage Requirements** (Page 26-27) stated that Professional Liability Insurance of not less than five million (\$5,000,000) dollars shall also be required. This requirement supersedes the insurance requirement noted in **Schedule A- Scope of Work** (page 38 of the RFP).

As such, Insurance Requirements on Page 38 shall be corrected to the following:

It is this Consultant's responsibility to include professional liability insurance of not less than five million (\$5,000,000) dollars to be included in the fees quoted.

3. Additional clarification is added to the requested submission material under **Appendix E – RFP Particulars, Section D Rated Criteria, Subsection Design Excellence** (Page 29).

The clarification is bolded in the following:

Proponents should submit the following to support their proposal:

- Past project examples clearly demonstrating experience with urban landscapes, **including green roof design, landscaped rooftops, design for accessibility, childcare playground design, etc.**, particularly those located in Toronto (ideally in the downtown core);
- Provide preliminary drawings, sketches, or **photo examples of landscape concept** for Phase 2A; and
- A list of awards & recognitions.

Questions and Answers

- 1. Can you please breakdown per type exactly how many meetings we are to account for in our proposal? In some places it says one per week and in others it says bi-weekly. Some other sections discuss “possible” meetings but give no number.**

The RFP states at various sections (Pages 26 and 41) that landscape architect should assume regular meetings, the frequency of which will vary during the various phases but will not exceed once a week. This represents the maximum frequency of meetings. The general meeting frequency will be weekly prior to Site Plan submission (Page 36). Meetings after Site Plan submission and during working drawings stage will be as needed and minimal.

Please provide an upset limit based on hourly rate(s) for 8 meetings prior to Site Plan submission for concept development, 6 post-submission meetings to respond to comments, and 5 meetings for the working drawings stage.

- 2. Can you elaborate on how you expect a landscape architectural scope to contribute towards community economic development (“CED”) in this phase within the framework of the Master Plan?**

We are looking for our consultants to contribute to the CED goals of the revitalization based on their expertise and experience. Proposals do not need to be directly related to the scope of this RFP, but should relate to employment and job skills training. Consultants may be assisting with developing ideas and designs for on-going programs that benefit the community, such as allotment garden, urban agriculture, community composting facility, etc. Also, if your firm would be willing to provide an internship, job placement or other employment opportunity for a resident or residents, please indicate so in your proposal.

- 3. Can you confirm there are no live-work units within this phase of development?**

None are required by zoning for this phase of development, but we may elect to provide them.

- 4. A “Daycare” component is identified on Site 2 on page 30 of Document 4. Is the entire ground-level slated to become daycare? Would community-led commercial/retail uses be a possibility?**

Only the southern at-grade portion of Site 2 is tentatively slated for childcare. The northern at-grade portion of Site 2 is currently planned to provide space for the Atkinson Housing Co-Op offices along the Dundas Street West frontage. Please refer to Document 12 for preliminary architectural design. Retail uses will be provided along the remaining frontage along Dundas Street West.

- 5. Can you provide the Alexandra Park Design Guidelines referenced in Document 4?**

The Alexandra Park Design Guidelines was first developed in 2013 and provides a high-level framework for the overall design. The document will be updated in coordination with the Site Plan submission for Sites 1 & 2.

Links to the document are the following:

Part 1 - <https://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-61227.pdf>

Part 2 - <https://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-61228.pdf>

6a. Document 8 states the streetscape components are only to be taken to Schematic Design level, but the RFP asks us to price these out through all stages from Schematic to Construction Admin. Can you clarify?

All stages of design (schematic to construction admin) for streetscape adjacent to Sites 1, 2, 3 & 16N are included in the scope of this RFP and should be priced as per the bid rate form.

Additionally, this consultant will be responsible for updating streetscape sections and parts of the Urban Design Guidelines as required. In Document 8, the note regarding “streetscape schematic design and/or guidelines” shows the areas this applies to highlighted in green. This scope should be priced under “Streetscape Sections/Response to Urban Design Guidelines (Upset Maximum)” line item on the bid rate form.

6b. Please confirm the streetscape scope of work.

The streetscape scope of work is as follows:

Schematic Design, Design Development, Construction Document, and Contract Administration for:

1. along Denison Avenue on the west side of Site 1
2. along Augusta Avenue on the west side of Site 16 and on the east side of Site 2
3. along Grange Avenue along the frontage of Site 3 and Site 16N
4. south side of Dundas Street West frontage (north side of Sites 1 and 2)

Schematic Design and/or guidelines only (no construction drawings) for:

1. Augusta Avenue on the west side of Sites 4 and 5
2. Grange Ave on the south side of Sites 5 and 7, and north side of Sites 17 and 8

7. Are separate drawing packages required for the four separate sites?

At the schematic design stage, one drawing package will be required. Multiple Site Plan Approval submissions will be undertaken, one for each of the sites. For each SPA submission, the overall design for all sites would be shown as the high-level landscape design concept and detailed design will be shown for individual sites. The organization of drawing packages may change to accommodate unforeseen scenarios.

8. Is a separate drawing package required for the daycare?

The landscape design for the childcare facility will be included in Site 2 package, but work related to the day care outdoor space design should be priced separately on the bid rate form.

9. Is an arborist report/tree preservation plan required? If so, will the arborist be hired separately by the Client (or should we carry one)?

An arborist report was prepared for the site previously and an arborist will be retained separately as the need arises. A tree preservation plan will be required as a part of Site Plan Approval application submission within the scope of this RFP.

10. Should we carry an irrigation designer?

An irrigation designer will be retained outside of this RFP.

11. Are there any specific landscape elements required, such as swimming pools, private terrace design, dog run, or water features?

Please review Document 12 for relevant information from the preliminary architectural design. No specific landscape elements have been determined at this point. The landscape architect will be involved in the public consultation process where the programming of outdoor amenity spaces on Site 2 will be determined.

12. The Rated Criteria section (page 28-29 of the RFP) requests that the proponent “submit preliminary drawings, sketches, or renderings for Phase 2A” and “provide designs that enhance the marketability of the market condominium”. Please clarify what should be submitted for this.

Please see Clarifications and Corrections #2 on page 2 of this addendum.

Designs that recognize the needs of the end-users, including future residents and tenants is encouraged.