



**Nunatsiavut Government
RFP – Makkovik Office Building
Addendum 1
June 16, 2021**

The following are responses to queries regarding the above noted project.

1. You state NG want to have construction start in 2021. That will be a real stretch given time lines for getting materials now. Demolition can be done but other than that and given where we are right now, basic materials will be hard to get. Assume award done July 1, 2021 and 4 weeks to get to conceptals gives us August 5. Even if we knew exactly what we wanted, we could not tender materials until bid documents ready and tender period plus evaluation, followed by award which is a good 10 weeks there. Then the GC faces 10 week delay to get materials and ship them there. That puts us into January/February at the earliest and no more ships until June.

A 2021 construction start is a best-case scenario. Consultants may incorporate these lists of challenges into its proposal.

2. The only information we have on the building is that it will be 3600 square feet. No program, no description, nothing which is hard to determine what exactly you are looking for.

An office building with overall gross building area of 3600 square feet. The building should include, but not limited to, 10 offices, kitchenette/lunchroom, meeting room, IT, M/E Room, and approximately 288 square feet of storage space. Final requirements for the space are to be determined through a discussion with regional Education Staff.

3. We do not have the site information so do not know if we have to plan for a difficult place to build or a real easy one.

Further information is provided within this addendum.

4. There is an existing building on site. Is it the Consultant's responsibility to arrange and tender a demolition contract to remove it, or can we simply state in the proposal that demolition and complete removal the responsibility of the Client? If this work is under the Consultants' responsibility, we need to have details on size, building condition, construction so we can factor in costs for the demolition contract.

The demolition of the existing building will go out on tender by NG. It will not be a part of the design.

5. If an existing building, there we must assume water and sewage to the site.

Yes there is water and sewer.



6. Will we assume that the existing building to be demolished will be demolished by the NG or is it part of the design team's responsibility.

See responses under Number 4.

7. That ties into the geotechnical to determine the bedrock. If the old building overlaps the new building and it is demolished, we may be able to see what the ground is like for the foundation with less geotechnical. On the other hand what is known about the adjacent land to be purchased for parking. Is that already fairly level so that there is minimal site work or is that a mix of elevations and covered in trees so that the ground needs to be assessed.

Attachment 1 shows the results from a nearby test pit that was completed as part of the community wide geotechnical assessment. Further test pits will need to be completed prior to existing building being dismantled to determine the depth of bedrock. This should be built into the proposal.

8. Has everything been surveyed and is the survey available?

Attachment 2 is a topo survey that was completed by Parrott Surveys Limited. The new building and its parking area will be constructed across two building lots.

9. Do you have any pictures of the proposed building site and the adjacent land? Do you have the coordinates for it that we may be able to see it on google?

Site coordinates are: 55°05'07.96"N, 59°10'54.08"W (Elevation 29 meters)

Attachment 3 are site pictures at ground level.

Attachment 4 is a google view of the site.

10. *Adjusted Submission Deadline*

Proposals must be received on or before 4:00 p.m. (AST) on **June 25, 2021** (the "Closing Date").
PROPOSALS RECEIVED AFTER THAT TIME WILL NOT BE CONSIDERED.