

Government Services Building  
22 Winookeedaa Road  
Curve Lake, Ontario K0L1R0



Phone: 705.657.8045  
Fax: 705.657.8708  
www.curvelakefirstnation.ca

## Addendum 2.1

**Distribution Date:** 2024.01.09

**RFP Name:** COMPREHENSIVE PROJECT MANAGEMENT, ARCHITECTURAL, ENGINEERING, AND GRANT WRITING SERVICES

**Type of Competition:** Open Competition

Please note that this addendum is a public document.

The following is being provided as an addition to the RFP noted above:

### Question 1:

*We require some clarity on Architecture Services and Engineering scope services inclusive - In order to determine more accurate and detailed cost estimate for Professional Services, we require additional information of the project scope. Has Curve Lake determined the sizing, type and location of the facility to be constructed or budget been confirmed? – has there been a pre-determination of project scope and outline and/or additional details that can be provided? Any details that can be provided further?*

The project management services required are for a variety of potential projects within the community and so sizing, scope and budget would vary from project to project dependent on the needs assessment which will be the first step.

### Question 2:

*What is the type of project delivery process to be used - Is this a Feasibility stage/Needs Assessment process then followed by a Design-Bid-Build? Or another approach such as Design-Build, Construction management or Integrated Project Delivery (IPD) as examples.*

To be consistent with the Protocol for ISC funded Infrastructure.

### Question 3:

*Can you share the status of Curve Lake's CHRT/Jordans Principal application and has the approval for the Feasibility Stage been granted?*

The application is on hold pending a needs assessment to be completed through this management process.

### Question 4:

*Do we anticipate this process to follow the Indigenous Services Canada (ISC) Capital and Facilities Maintenance program and expect a phase gate approval process following each stage of the project process? Such as we see with ISC CFMP projects where approval for funding following submission,*

Government Services Building  
22 Winookeedaa Road  
Curve Lake, Ontario K0L1R0



Phone: 705.657.8045  
Fax: 705.657.8708  
[www.curvelakefirstnation.ca](http://www.curvelakefirstnation.ca)

*review and acceptance of a feasibility/needs assessment document, and then again following an accepted and approved design and construction phases?*

**We would consider following the ISC Capital and Facilities Maintenance program guidelines, which include a phase gate approval process at each project stage. But, are open to suggestions or best practice methods for project success**

Question 5:

*In addendum #1, we see the project must be completed by December 2024 – Can we request additional details or reasoning as to what is the driver to have this project completed by December 2024? – Are there specific funding deadlines to meet or other project risks that we should be aware of to meet this deadline?*

**There is a project that is currently in phase one which we hope to complete by 2024. We are open to exploring a multi-year agreement in order to have comprehensive services available to support a number of projects that are on the horizon.**

Question 6:

*Can you share the firms that have been invited? Is there an expectation to partner with a specific firm or specialty Consultant from Curve Lake or other local companies?*

**We have reached out to a diverse range of firms but also encourage proposals that include partnerships with local companies or specialists from Curve Lake, fostering community involvement and economic growth.**

Question 7:

*Would Curve Lake consider retaining independently and exclusively a Professional Project Management (PPM) firm to deliver and manage all facets of this project, from project and budget development/planning, and execution of initiating the project scope and budget for this project to meet the intended objectives? For this Comprehensive services approach process – can you please provide additional details as how this process will meet the objectives of the intended project and timelines?*

**We are open to considering the retention of a dedicated PPM firm if it demonstrably enhances project efficiency, meets our objectives, and adheres to the project timeline. Again, we are open to exploring a multi-year agreement in order to have comprehensive services available to support a number of projects that are on the horizon.**

Question 8:

*We understand the CHRT/Jordans Principal funding process is phased program of works. Is the retained vendor only responsibility for delivering needs assessment/feasibility process by the end date of December 2024? Can you provide additional details on how this Comprehensive project process and funding approvals will unfold throughout program of works funding phases?*

Government Services Building  
22 Winookeedaa Road  
Curve Lake, Ontario K0L1R0



Phone: 705.657.8045  
Fax: 705.657.8708  
[www.curvelakefirstnation.ca](http://www.curvelakefirstnation.ca)

The primary responsibility is to deliver a comprehensive needs assessment for the current project. Future planning processes will be determined based on this needs assessment and future project requirements, should a multi year agreement be initiated.

Question 9:

*The specific services and deliverables expected within the project scope. What type of building is being proposed (size, occupancy type, and programming) We need an understanding on what the project is to provide fees accordingly.*

Detailed services and deliverables will be defined in collaboration with the selected proponent.

Question 10:

*What level of architectural and engineering services are required? Is this a feasibility study? If so, are schematic drawings required? Cost estimates?*

The engineering services required will be determined based on the project type and scope of work, which will be clearer after the needs assessment. All projects will go through needs assessment through construction.

Question 11:

*What engineering services are required? This depends on the type of project and scope of work. Is the scope to do full construction drawings?*

The engineering services required will be determined based on the project type and scope of work. The successful vendor will have the capacity to provide a suite of comprehensive engineering services.

Question 12:

*Any particular milestones or phases envisaged as part of the project timeline.*

Specific milestones and phases will be established post-needs assessment study, aligning with specific project's scope and objectives.

Question 13:

*Any other requirements or expectations that would impact the scope of work.*

Any additional requirements or expectations will be communicated during the project development phase and will be aligned with the community's needs and project objectives.

Question 14:

*Will the fee structure be hourly rates only, as the scope is not clearly defined, please confirm.*

The fee structure is open for discussion. While hourly rates are a consideration, we are open to alternative fee structures that align with each project scope and deliverables.