

Residential Care and Assisted Living Capacity Initiative

Request for Proposals Number: P4-RFP-074

ADDENDUM ONE

Issued: February 13, 2006

1. Part 1 of 2 Residential Care Component

Section 3.2.1 Proponents Meeting

Revise this section by adding the following meeting details:

Date: February 20, 2006
Time: 1:00 pm to 3:00 pm
Location: Parksville Community and Conference Centre
132 E. Jensen Avenue
Parksville, BC

2. Part 1 of 2 Residential Care Component

Appendix 8 Section 12 Exclusivity

Replace this section with the following:

"Equity Members as defined in Section 6, can only participate as Members of one Proponent Team in any given LHA."

3. Part 1 of 2 Residential Care Component

Section 5.3 Mandatory Criteria

Replace this section with the following:

"It is expected that each Proposal must comply with the following mandatory requirements:

1. Proposal is in English and delivered by courier to the Closing Location on or before the Closing Date and Time. The package is properly addressed as defined in the RFP.
2. Ten (10) printed copies of the Proposal, one (1) electronic version on a read-only compact disk and one (1) unbound copy for photocopying.

3. Proposal must confirm and commit to a September 2008 opening for the proposed capacity at the proposed Facility at the latest.
4. Proposal must disclose the identity of, and be signed by a duly authorized signing officer of, each entity, or company, on whose behalf it is submitted. This is in the format of Appendix 1 – Proposal Covering Letter and RFP Compliance Table.

Proposals which do not meet all of the Mandatory Criteria will not be evaluated further, and will be rejected at the sole discretion of VIHA.”

4. Part 2 of 2 Assisted Living Component

Section VIII. PROPOSAL REQUIREMENTS

Replace the third paragraph as follows:

“Documents must be submitted:

- To the contact and location identified on the front cover of this document;
- By 14:00:00
- On **March 28, 2006**; and
- In a package which clearly identifies this RFP number (**P4-RFP-074**), and the Proponent's name.”

5. Part 2 of 2 Assisted Living Component

Section VIII. PROPOSAL REQUIREMENTS Mandatory requirements

- Replace reference to “Section V Submission Contents” with “Section IX Submission Contents”.
- In the second bulleted point beginning “The building must meet mandatory criteria ...”, replace “Appendix B”, with “Appendix A”.

6. Part 2 of 2 Assisted Living Component

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Re-number section “V. SUBMISSION CONTENTS” as “IX. SUBMISSION CONTENTS”.

7. Part 2 of 2 Assisted Living Component

Section IX. SUBMISSION CONTENTS 3.2 Proposal – Support Documentation

This section should be amended by adding the following:

- “7. Provide a capital budget in the prescribed form outlined in Appendix H - BC Housing – Budget (form is attached).”

8. Part 2 of 2 Assisted Living Component

Appendix D: Evaluation Criteria and Weighting

Under "Proponent Capacity", in the first bullet point, delete the words "**of Corporate Team**".

9. Part 2 of 2 Assisted Living Component

Appendix H: BC Housing – Budget

Insert the attached Appendix H after Appendix G.

BC Housing - Budget

BCH Use Only

BCH File

Cost Centre: _____

Site: _____

Description		Total	Portion 1	Portion 2	Portion 3
Acquisition and Servicing					
110	Land Value for MUP Comparison				
115	Offsite Services Fees				
120	DSDS conversion only (legal fees)				
125	Survey Fees				
126	Title Fees				
130*	Municipal Fees	0.00	0.00	0.00	0.00
	a Building Permit				
	b OCP/Rezoning Application Fee				
	c Development Permit				
	d Sewer/Storm/Water Connection				
	e Development Cost Charges				
	f Regional DCC's				
	g Hydro				
	h Cable-CATV				
	i Telephone				
	j Street/Sidewalk Fees				
	k Specific Municipal Levy				
135*	Property Transfer Tax	0.00	0.00	0.00	0.00
	a Purchase				
	b Lease				
140	Loan Commitment				
145	Environmental Fees				
150	Demolition				
155	Soil Remediation				
160	Mortgage Buy-out				
165*	Appraisals	0.00	0.00	0.00	0.00
	a Property				
	b Feasibility Analysis				
	c Need & Demand				
	d Market Rent Appraisal				
	e GST Appraisal				
Acquisition and Servicing Subtotal		0.00	0.00	0.00	0.00

* Please note: Totals automatically - do not insert \$ values

Site: _____

BCH File _____
Cost Centre: _____

Development					
210	Interest pre IAD				
213	Taxes pre IAD				
217*	Insurance pre IAD	0.00	0.00	0.00	0.00
	a Construction				
	b Professional E & O				
220*	Utilities pre IAD				
223*	Consultants	0.00	0.00	0.00	0.00
	a Architect				
	b Structural				
	c Mechanical				
	d Electrical				
	e Landscaping				
	f Building Envelope				
	g Code Consultant				
	h Civil				
	i Disbursements				
	j Prequalification Costs				
	k Certified Professional				
	l Geotechnical Consultants				
	m Surveyor				
227*	Consultants, Other	0.00	0.00	0.00	0.00
	a Civil				
	b Acoustic				
	c Security				
	d Quantity Surveyor				
	e Code Consultant				
	f Building Envelope				
	g Kitchen Consultant				
	h Interior Designer				
	i Arborist				
	j Planning Consultant				
	k Model				
	l Disbursements				
	m Geotechnical Consultant				
	n Traffic Study				
	o Landscape Architect				
230*	Society Organization Expense	0.00	0.00	0.00	0.00
	a Fees				
	b Society Marketing				
	c Project Commissioning				
233*	Dev. Consultant/Project Manager	0.00	0.00	0.00	0.00
	a Fees				
	b Extraordinary Travel				
	c Marketing Disb.				

* Please note: Totals automatically - do not insert \$ values

Site: _____

BCH File _____
 Cost Centre: _____

237	Audit Charges				
240	Topographical Study				
243	Legal Fees				
247	BCH Inspector				
248	BCH Program Signage				
250	Lender Fee				
253	Mortgage Insurance Fees				
260	Geotechnical Study				
Development Subtotal		0.00	0.00	0.00	0.00
Building					
310*	Construction	0.00	0.00	0.00	0.00
	a Principal Contract				
	b Contract #2				
	c Contract #3				
	d Septic System				
311*	Design Build Contract	0.00	0.00	0.00	0.00
	a Construction				
	b Off-site Services				
	c Survey				
	d Municipal				
	e Demolition				
	f Soil Remediation				
	g Consultants				
	h Geotechnical				
	i On-site Services				
313	Construction Manager				
314	Project Manager				
317	Stove/Fridge				
320	Laundry Equipment				
323	Kitchen Facilities				
324	Common/Dining Furnishings				
327	Office Equipment				
330	Landscape				
336	Warranty				
340	On Site Servicing				
Building Subtotal		0.00	0.00	0.00	0.00
Contingencies					
410	Project Contingencies				
415	GST Contingency				
Contingencies Subtotal		0.00	0.00	0.00	0.00

* Please note: Totals automatically - do not insert \$ values

Site: _____

BCH File _____
Cost Centre: _____**Deductions**

710*	Land Equity	0.00	0.00	0.00	0.00
	a Society Land				
	b Municipal Lease Write Down				
	c Municipal land donation				
	d Health Authority Land				
720*	Equity	0.00	0.00	0.00	0.00
	a Cash				
	b Real Estate Board				
	c Vancouver Foundation				
	d Service Clubs				
	e Municipal				
	f Fundraising/Donations				
	g Fundraising/Donations				
	h Fundraising/Donations				
730*	Grant	0.00	0.00	0.00	0.00
	a MCFD				
	b Ministry of Health				
	c Attorney General				
	d BC Housing				
	e Municipality				
	f Federal Government				
	g Housing Ministry				
	h Health Authority				
	i Canada BC AHA				
	j Provincial Grant				
	k CMHC				
	l RRAP				
Deductions Subtotal		0.00	0.00	0.00	0.00
Total Net		0.00	0.00	0.00	0.00

* Please note: Totals automatically - do not insert \$ values