



Donna Drozd  
Senior Procurement Specialist  
City of Hamilton  
Corporate Services Department  
Procurement Section  
Phone: (905) 546-2424, ext.: 4831  
Fax: (905) 546-2327  
E-Mail: Donna.Drozd@hamilton.ca

---

**Date Issued: February 8, 2018**

**City of Hamilton**

**REQUEST FOR PROPOSALS**

**Contract Number: C11-66-17**

**Request for Proposals  
Pier 8 Development Opportunity**

**ADDENDUM 9**

The following queries and responses, issued by the Procurement Section shall form part of the **Request for Proposals** documents for the above, and the revisions and additions noted herein and any attachments shall read in conjunction with all other documents. This Addendum shall, however, take precedence over all previously issued **Request for Proposals** documents where differences occur.

Included in this Addendum are: 3 Pages for Addendum 9

---

**1.0 AMENDMENT TO CITY RESPONSE #98 (ADDENDUM 7)**

DELETE: "Please see City Response #98."

REPLACE WITH: "Please see City Response #97."

**2.0 SUPPLEMENTAL GEOTECHNICAL INVESTIGATIONS**

Further to City Response #8 (Addendum 5), the City has posted to the Electronic Data Room, results from the supplemental geotechnical investigations which took place on the Subject Lands between January 16, 2018 and January 30, 2018. Each Proponent is expected to perform their own analysis of the results to satisfy their precise inquiries.

### 3.0 QUESTIONS AND RESPONSES

Question #123	[PED17074] mentions a holding provision subject to the pumping station being completed and operational – Is this the responsibility of the City and will it be in place at the time of the first block being taken by the Proponent?
City Response #123	Yes, for the purposes of this RFP, please assume that the pumping station will be installed and operational by mid-2019. The City will work with the Successful Proponent to determine the requirements to appropriately phase in the pumping station’s capacity to support the phasing of the development.
Question #124	In the proposed plan of subdivision some red lines have been mentioned. Are all red lines included on the current draft plan available to Proponents?
City Response #124	Please see City Response #58 (Addendum 6).
Question #125	Can you please confirm the requirement for the low-energy performance benchmark under Section 2.1.1.5(1)(b)? We are advised that MNECP has been phased out and current benchmarks are either NECP or Ashrae 90.1.
City Response #125	For further clarity, in the RFP and related Addenda, all references to the Model National Energy Code for Buildings (MNECB) benchmark shall be interpreted to mean the <u>National Energy Code of Canada for Buildings 2015 (NECB 2015)</u> .
Question #126	Please clarify how you would like the Blocks referred to in the Proposal. Blocks 1-8 & 16 (as per page 70 of the RFP), or as in the Planning Committee Report/By-Law document (Appendix B to Report PED17074, page 16 of 23)?
City Response #126	For consistency, please refer to the Blocks, in all Proposals, in accordance with the numbering configuration represented in the RFP Appendix A, Figure 1.
Question #127	Does the City issue conditional permits for construction prior to site plan finalization?
City Response #127	The City would consider issuing partial building permits once an applicant has Conditional Site Plan Approval and has satisfied all required conditions.

Question #128	Will the City have designated staff who will exclusively be responsible for reviewing and approving planning applications related to Pier 8?
City Response #128	As of today, the City has not assigned a staff team dedicated to the Pier 8 planning and regulatory approvals process. With this said, the City has used this method in the past to expedite the development approval process for high-profile, priority corporate projects.
Question #129	Would the City allow the Successful Proponent to build a structure on a parcel of land that it has not yet drawn down with the intent to use it as a sales presentation centre and/or project office?
City Response #129	<p>The City would be receptive to the general intention, with specific terms and conditions being negotiated through the Development Agreement. This type of proposed activity should be reflected in response to RFP Evaluation Process subsections 2.1.3.2(3) and 2.1.3.2(4).</p> <p>Furthermore, in accordance with RFP Evaluation Process subsection 5(2), please also provide proposed Development Agreement terms and conditions for consideration. Please be reminded that while submissions respecting subsection 5(2) will not be evaluated, the City is also under no obligation to accept the proposed terms and conditions.</p>

### END OF ADDENDUM 9

Proponents providing a signed Form of Proposal have made any necessary inquiries with respect to addenda issued by the City and have provided for all addenda in their Proposal submission.

**All addenda will be posted on the City's bid portal at:  
[hamilton.bidsandtenders.ca](http://hamilton.bidsandtenders.ca)**

and at

[www.hamilton.ca/westharbour](http://www.hamilton.ca/westharbour)

**Procurement Section, City of Hamilton, Ontario**