

Questions as of 2020-04-16

Q17: Can you confirm the number of meetings required for this phase and given current travel restrictions if these can be done via teleconferencing?

A17: When approaching this RFP response, it is suggested that you assume we are working under no travel restrictions. However, it is important to document all your assumptions related to what approach you would normally take and provide costs as it relates to regular meetings. The details related to number of meetings and their purpose/agenda should be dependent upon how you will walk us through this process to reach a successful conclusion. For example, if we were doing this under normal circumstances, would you propose some on-site meetings and some tele-conferences? If the answer is yes, those details should be provided in your response.

Overall, we are not against teleconferences and realize it may be naive to think that all this will be over by the time we are ready to proceed. However, details such as this can be worked through as part of the contract negotiations when we get there. We would rather assume that a more costly option (e.g. on-site vs remote) is the one that will be used and adjust that back or reallocate funds during negotiations than the other way around. In addition, if you wanted to propose a couple of options (under normal circumstances and current conditions), that would be ok as well.

Q18: To help manage the effort for both the teams submitting and for the reviewers evaluating the proposal we suggest that there be a page limit for the submission. Is this something that you could specify?

A18: We appreciate the suggestion. At this point, we are leaving the submission size up to each interested party allowing them the freedom use the space they need to provide the most complete, compelling response.

Q19: What are the specific expectations in terms of environmental stewardship?

A19: As a facility wide conceptual design is developed, we are looking for innovative ways to help us be more energy efficient and better environmental citizens. This could include considerations for solar panels, more green spaces, rain water conservation, or other ideas that our design partner might want to include in their innovative design.

Q20: Given the 55 year old status of the Centre and potentially some of its mechanical systems envelope construction the answer to this question could result in significant variation on the approach and the consultant time investment. Should we be carrying an envelope consultant?

A20: As you mention, you are interested in an opportunity that involves a 55 year old building. Undoubtedly, there will be mechanical system considerations that will need to factor into a design. The decision to carry an envelope consultant is ultimately yours to make. All assumptions and inclusions/exclusions should be documented in your response.

Q21: What are the specific expectations in terms of accessibility? I.e. wheelchair accessibility, or a wider range of accessibility, what standards or guides are you planning to upgrade the building to?

A21: In the past, Confederation Centre has always endeavoured to be a facility for all Canadians to enjoy. As we try to make our facility more inviting and engaging, we need to ensure that we are not inadvertently leaving out a population of our community who may be experiencing mobility issues.

Q22: Could some clarification be provided on restrictions regarding development on the site in terms of the heritage classification?

A22: While items such as our iconic sandstone exterior and brutalist architecture are considered to be “untouchable”, we do not necessarily want this to be a barrier to developing a warm, inviting entrance(s) to our facility or extended use of our significant plaza. We realize that changes such as these may require much discussion with various partners such as the City of Charlottetown but, we have seen other organizations across the country come up with innovative ways to maintain the integrity of the facility while bringing it to life. While we can provide some guidance, our expectation is that our design partner will bring knowledge to the table to be able to understand where the barriers might be and work collaboratively with us to overcome them if they are in the best interest of our overall vision.

Q23: Do we need an audio visual consultant to support the potential audio suite or is that only a conceptually planning portion of the programme and not part of the detailed design of phase 2?

A23: At this point, it would be a consideration for the conceptual plan but not necessarily a specific consideration for the Lobby redesign. That said, all inclusions/exclusions and assumptions should be documented in your response.

Q24: Given that there are multiple entries into the Confed. Centre (Grafton St., Queen St., Richmond St. and through Memorial hall) is the reference to a "welcoming entrance" for patrons the same as the separate reference to expanding the Richmond street entrance or does it refer to additional work?

A24: As part of the conceptual design for the entire facility, all main entrances to the facility should be reviewed to determine which ones are prime candidates for revitalization.

Q25: What are the size expectations for the large and medium rehearsal spaces?

A25: As part of the project, we will discuss in detail nuances related to rehearsal spaces. That said, as a preliminary estimate, we would be looking at spaces ranging from 1,200 – 1,800 sq. ft. with at least 20 ft. ceiling for the larger spaces.

Q26: Washrooms for patrons, rehearsal spaces and for the art gallery are mentioned in a number of places in the RFP. Are these separate facilities or could some of them be shared? What are the sizes and numbers?

A26: Patron and Art Gallery facilities could be shared if need be. Rehearsal space facilities would look different as the ideal solution would include a changing area, showers, as well as washrooms. Further to this, we would like to expand our capacity as it relates to accessibility and all gender. Sizes and numbers will be discussed further as part of the conceptual design.

Q27: What is the approximate area of the expected phase 2 lobby renovation? Is it the large area off of the theatre and around where the gift shop is currently?

A27: The lobby space is ~ 12,500 sq. ft. and is located at the foot of the entrance to the Homburg Theatre. Currently, it is a large open area which also accommodates a concession area, washroom facilities, box office, and gift shop.

Q28: Are all of the new space desires expected to fit into the liberated library space or if not is there an expectation that the solution will involve an addition/expansion of the complex?

A28: The library pavilion is definitely the main driver for this revitalization project. However, we are open to looking at ways to better utilize existing spaces both inside and outside the facility. Therefore, it is not out of the question to look at a better use of our outdoor plaza area for example.