

# **The Board of Education of School District No. 43 (Coquitlam)**

## **ADDENDUM NO. 2**

### **Tender No. 16-07S**

#### **Request for Offers: Coronation Development Site**

##### **To All Bidders:**

The following questions and their answers have been posted regarding this project:

1. Has Binnie taken into consideration the need to underground the perimeter hydro lines and poles, as they appear to service all of the properties across the streets from the School site? Would you know what the estimated cost would be?

*Answer: The overhead along Balmoral services the single family homes in Port Moody, and therefore could not be removed without the installation of a new pole line on the west side of the road to maintain those services. As most municipalities have bylaws preventing the installation of new pole lines, it's expected the developer would have to provide cash in lieu for future undergrounding. In addition, the installation of some pre-ducting may be required, depending on the BC Hydro requirements of the DP application. BC Hydro currently recommends budgeting \$1,000/m for undergrounding of 3 phase overhead lines.*

*The overhead pole line on Guilford Drive appears to be a terminal end to service the school site and it is expected that line could be removed, up to Balmoral.*

2. In the Offers provided, there is a section at the bottom of each offer that request Additional Information on Purchaser: The Purchaser has completed \_\_\_\_ mixed use developments including construction of off-site municipal infrastructure within the past five years, including \_\_\_\_ within the City of Coquitlam. Could you please provide clarification as to what "mixed use developments" refers to? I.e. Does mixed-use refer to commercial mixed use? A master-planned development with a mix of towers, low-rise, townhome? A single tower with townhomes at the base of the tower?

*Answer: Mixed residential forms (e.g. townhomes, low rise and/or high rise apartments) and public open space.*

3. Schedule C – Alternate Participation Offer: Clause 5 (c): The Purchaser shall submit by January 29, 2016, at the Purchaser's sole risk and expense, a full and complete application to the City of Coquitlam to amend the Official Community Plan and rezone the Property for a mixed residential and park development. We have had preliminary discussions with a couple of key Staff members at the City of Coquitlam. From these discussions, it appears that a rezoning application/amendment of the OCP submission to the City of Coquitlam by January 29, 2016 is a very aggressive timeline

and in fact will likely not be possible or supported. For our offer submission, is it recommended that we keep the January 29, 2016 date as-is or amend to a more reasonable date?

*Answer: Clause 5 c. states "The Purchaser shall submit by January 29, 2016, at the Purchaser's sole risk and expense, a full and complete application to the City of Coquitlam to amend the Official Community Plan and rezone the Property for a mixed residential and park development.", noting the reference to submitting an application, not the City's approval thereof. SD43 acknowledges the City will determine the timing to process such an application.*

SD43, its employees and consultants make no representations or warranties concerning the completeness or accuracy of this information. It remains the sole and exclusive responsibility of potential offerors to carry out, through professional advisors where they consider appropriate, all due diligence inquiries concerning the nature and characteristics of the property and its development potential and requirements.

-----END OF ADDENDUM-----

**Note:**

Contractors are advised to acknowledge receipt of Addendum No. 2 **where indicated.**

**This Addendum supersedes the original Request for Offers Documents to the extent referenced.**

This Addendum is incorporated into and becomes part of the Request for Offers document.