

REQUEST FOR PROPOSALS

MULTI-PURPOSE ARTS & CULTURE HUB  
- LEASE OPPORTUNITY -  
825 Pacific Street

QUESTIONS AND ANSWERS NO. 2

Issued January 14, 2019

Q	What is the power capacity on each floor and at what intervals will the outlets be located?
A	<i>There will be a minimum of one 220 volt outlet installed per floor. The power capacity for each floor is 5.5W/sq. ft. for general power/equipment and lighting and the general outlets will be located every 40-ft apart. The Operator can distribute the power and add outlets through the Tenant Improvement process (at the cost of the Operator).</i>
Q	What are the anticipated costs for the fitting and fixturing period and what is the anticipated time period for this work? Will a fixturing period be allowed for in the agreement that corresponds with a reasonable time period for permitting, construction and tenanting of the premises?
A	<p><i>This RFP proposal is for a long term (up to 60 year) lease with a low level of facilities support from the City. The building will be a stand-alone structure on its own property and therefore there will be no common areas or systems that are shared with the adjacent residential development. During the fitting/fixturing period (tenant improvements), the City expects the operator to pay the utilities and operating costs of the facility as per the Service Level Agreement. The facility will be of a passive house design and is expected to be highly energy efficient, thus significant costs are not anticipated during the fixturing period. The Operator should, however, consider the cost of utilities (e.g. power, hydro, etc.) utilized to do the work during the fixturing and fitting process.</i></p> <p><i>The timeline of the fitting/fixturing of the premises will be dependent upon the Operator's Tenant Improvement plans, and will need to include adequate time for permitting, construction, and tenanting of the premises.</i></p>
Q	<p>Would the following load specification example provided by a prospective applicant be supported by the building?</p> <p>Proposed archive with climate controls; system is a rooftop unit with the following specifications:</p> <p>V/Hz/Ph 208-230/60/1 minimum circuit ampacity of 30 maximum overcurrent protection 45</p>

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QUESTIONS AND ANSWERS NO. 1

	<p>outdoor fan motor RLA 1.3  compressor RLA 22  no. of compressors 1</p> <p>And an indoor split unit with the following specs:  V/Hz/Ph 208-230/60/1  Rated load amps .40  Power output 58</p>
A	<i>Yes, the building would be able to support this type of load presuming basic load requirements as prescribed in the <a href="#">electrical concept report</a>. Should there be other significant load requirements by the tenant, further analysis would be required.</i>
Q	Will the developer be utilizing a Certified Professional process?
A	<i>Yes, it is the intention that the developer will be using a Certified Professional process.</i>
Q	Is the plan to include Tenant Improvements at the same time as base building construction?
A	<i>The Premises will be transferred to the City as a "warm shell," which includes minimal interior finishes. It is the expectation that Tenant Improvements will be undertaken after the transfer to the City.</i>
Q	Should applicants plan to submit the building permit application for Tenant Improvements only after the base building has an occupancy permit?
A	<i>The building permit application for Tenant Improvements can only be issued after the base building has an occupancy permit (after ownership transfer to the City). There may be the opportunity to submit the building permit application for Tenant Improvement prior to occupancy, however this is dependent upon several factors that cannot be determined at this time.</i>