

This expertise will include, but not be limited to, creative solutions for the refitting of the existing building into dynamic academic space that will support a student-centred learning environment and social space for students.

The proposed solution would transform the existing building into a modern and efficient, six-storey, 10,685 square-metre (115,000-square-foot) facility. Construction will consist of major demolition of the existing downtown building, support and restoration of the existing south facade, construction of a new seven level building including penthouse (plus lower level) with major shoring and underpinning requirements.

Concept and Design Work Completed To Date

With the assistance of the College's realtor – DTZ Limited and their sub-consultants AMEC Earth and Environmental and Hastings and Aziz Ltd. Structural Engineers, the College completed its due diligence investigations and feasibility assessments including Environmental Site Assessment - Phase 1 with limited soil testing/analysis, Building Condition Assessment, Designated Substances Survey, Heritage Assessment, preliminary geotechnical study, preliminary structural design, and Class "D" (Feasibility) Elemental Cost Estimate (by Marshall Murray Inc. of London) . The College has also developed a conceptual design based on the College's preliminary functional program for the Project. These reports and documents will be made available to the Qualified Suppliers when the secondary NRFP is released.

Project and Construction Budget

The Capital Budget for the Project has been established at \$66.2 million dollars CAD. The Capital Budget includes all costs including (but is not limited to) land/property acquisition costs, the Construction Budget, professional fees and disbursements, site infrastructure, non-fixed instructional equipment, furniture, fixtures and office equipment and the Project contingency (all net HST rebates).

The Construction Budget for the Project is estimated to be \$48 million dollars CAD. This amount excludes value added taxes, building permits or any other fees or expenses for which the College makes direct payment. The Construction Budget is based on the Class 'D' (Feasibility) Elemental Cost Estimate.

Project Delivery

The College has chosen a Construction Manager at Risk (CMaR) form of project delivery for the Project utilizing a modified CCDC-5b form of contract.

Project Timelines

The Project is under rigid completion dates for academic semester commencement deadlines:

- Design commencing immediately upon award of contract following secondary NRFP, March 2015.
- The College may engage the Construction Manager prior to or immediately following the secondary NRFP process.
- Substantial Completion Phase 1: June, 2017, for School of Information Technology academic semester commencing September 04, 2017.
- Substantial Completion Phase 2 June, 2018, for School of Tourism and Hospitality academic semester commencing September 3, 2018.

Sustainability and Energy Efficiency

The College has made significant strides to becoming a responsible and sustainable institution by advancing sustainability in everything we do from embedding sustainability in our academic programs and applied research activities to our capital expansion and renovation program and facilities operations. The College recently achieved a STARS Silver Rating through the Association for the Advancement of Sustainability in High Education (AASHE). This was the College's first attempt at achieving a STARS Rating. More information on this recent achievement as well as links to AASHE's website and the Sustainability Tracking, Assessment and Rating System (STARS) program can be found at www.fanshawec.ca/news-events/sustainability-stars-2014.

While the College has not mandated Leadership in Energy and Environmental Design (LEED) certification for this Project, the College anticipates that the design will incorporate sustainable design principles. The use of technologies such as occupancy and daylight sensors, LED and induction lighting, advanced building automation and lighting control systems, and variable speed drives have become the standard in all of the College's facilities and will be incorporated into this facility to manage and reduce energy consumption.

Further information regarding Sustainability and Energy Conservation at Fanshawe can be found at www.fanshawec.ca/about-us/corporate-information/facilities-management/going-green. There you will find links to our latest Energy Conservation and Demand Management Plan as well as our Energy Consumption and Greenhouse Gas Emissions Reports along with other interesting information.

Professional Services

The Architect, as prime consultant, will provide comprehensive services, including the specialist consultants noted below, as described in the "Ontario Association of Architects Standard Form of Contract for Architectural Services" Document 600 (latest Edition).

- Architectural services
- Structural engineer
- Mechanical engineer
- Electrical engineer
- Data \ communications consultant
- Civil engineer
- Heritage consultant
- Acoustic engineer
- Lighting designer
- Interior designer (including restaurant designer – if not in-house)
- Kitchen equipment consultant
- Environmental consultants (for Environmental Compliance Approvals)
- Building code specialist (if not in-house)
- Artist to prepare electronic three dimensional modelling and renderings (if not in-house)

The Architect and Consultants, including individual employees of the Architect and Consultants, shall at all times to be current license holders to practice any regulated profession in the Province of Ontario, including without limitation architecture and engineering.

The Architect will be responsible to assist the College in the procurement and coordination of other specialist consultants as required. Other consultants will be retained directly by the College including the independent cost consultant.

The College has assembled a project team to assist in setting up and collecting the information required to undertake the Project. The College has appointed a Project Coordinator (PC) to act as liaison with the Architect and Consultant Team.

In addition to the professional services outlined in Appendix E - Scope of Services, the Architect and Consultant Team should be prepared to provide the general services noted, but not limited to those listed below:

- The College expects that the Project will be designed and constructed utilizing an Integrated Design Process (IDP) and Principles.
- Assist the College with the selection of the Construction Manager, if requested by the College.

- Collaborate with the project team and PC to define the Project requirements, including scope, quality and schedule of work.
- Provide all services required to obtain Municipal approvals, variances, heritage/demolition permits, site plan approval and other permits as required.
- Assist the PC and project team with running Project Planning Committee meetings to collect information, needs and data from the key clients and stakeholders.
- Assist the PC and provide services as required to present the Project to key clients and stakeholders.
- Assist the College with the pre-qualification of selected sub-trades.
- Assist the College with the preparation of the necessary bidding information and bid forms, incorporate the College's front end specifications and conditions in the contract documents. Follow the College's bidding procedures, obtain bids and prepare contracts for construction for review and approval by the College.
- Provide all services required to apply for any government or private sector permits, subsidies or incentives that may apply, inclusive but not limited to conducting design calculations, energy modelling and preparing submissions and/or applications on the College's behalf. This includes application for Environmental Compliance Approvals from the Ministry of the Environment.
- Assist the College with the collection and documentation of asset information and electrical labeling for the Project. Information will be provided for incorporation into construction documents.
- Assist the PC in commissioning, start-up, owner training, and operating procedures.
- Prepare Project outlines including schedules, scope of work, and work plans with plans and 3-D views for presentation to the College's Senior Leadership Team, Board of Governors and/or for fundraising opportunities.
- Participate in value management sessions along with the project team, key stakeholders and the construction manager, suggest alternatives and make recommendations to meet the needs of the College in terms of scope, time, quality and cost.

Fees and Reimbursable Expenses

- The College will pay a fixed percentage fee of the construction cost exclusive of value added taxes, land costs, development levies, building permits or any other fees or expenses for which the College makes direct payment.
- Reconciliation of the fees will be made before final payment. The total fee payable will NOT exceed the fixed percentage fee of the total actual construction cost including change orders, exclusive of reimbursable expenses.
- Reimbursable expenses for travel and/or time spent traveling from the architect's or consultant's office to the College or to the Project site will not be considered. Expenses incurred while conducting business on behalf of the College will be reimbursed.
- The fee for the architect's basic services, based on a percentage of construction cost, shall be apportioned to the phases of service as follows:

| | |
|--|----------------------------|
| • Schematic Design Phase | percent (12.5%) |
| • Design Development Phase | percent (12.5%) |
| • Construction Documents Phase | percent (40%) |
| • Bidding or Negotiation Phase | percent (5%) |
| • Construction Phase - Contract Administration | percent (30%) |
| • Total | one hundred percent (100%) |