



Addendum 01

July 26th, 2023

Re: Child Care Service Provider Request for Proposals

This addendum contains a question and answer. No revisions to the contract documents are contained below.

Question and Answer

Further to the RFP, the following questions have been sent from proponents, with corresponding answers from the City in red:

1. Can further information be shared re: facility details? I.e. location, square footage, and rent estimate or any other cost of occupancy for the operator. This would help inform the budget, business, and program plans on our end.
 - 1.1. Please see the attached drawing for location and facility details appended to this addendum. Please note that the square footage and final layout for the building is not yet finalized and what is shown is a sample from a smaller facility of 74 spaces. This project is for 104 spaces.
 - 1.2. The City of Morden will charge a “nominal” rent for the first 15 years to cover all costs associated with services and common area expenses.
 - 1.3. For budgeting purposes, based on energy modeling of the design, the estimated annual energy costs for the building are as follows:

Component	Annual Cost
Air System Fans	\$2,546
Cooling	\$365
Heating	\$5,512
HVAC Sub-Total	\$8,423
Lights	\$1,640
Electric Equipment	\$942
Non-HVAC Sub-Total	\$2,582
Grand Total	\$11,005

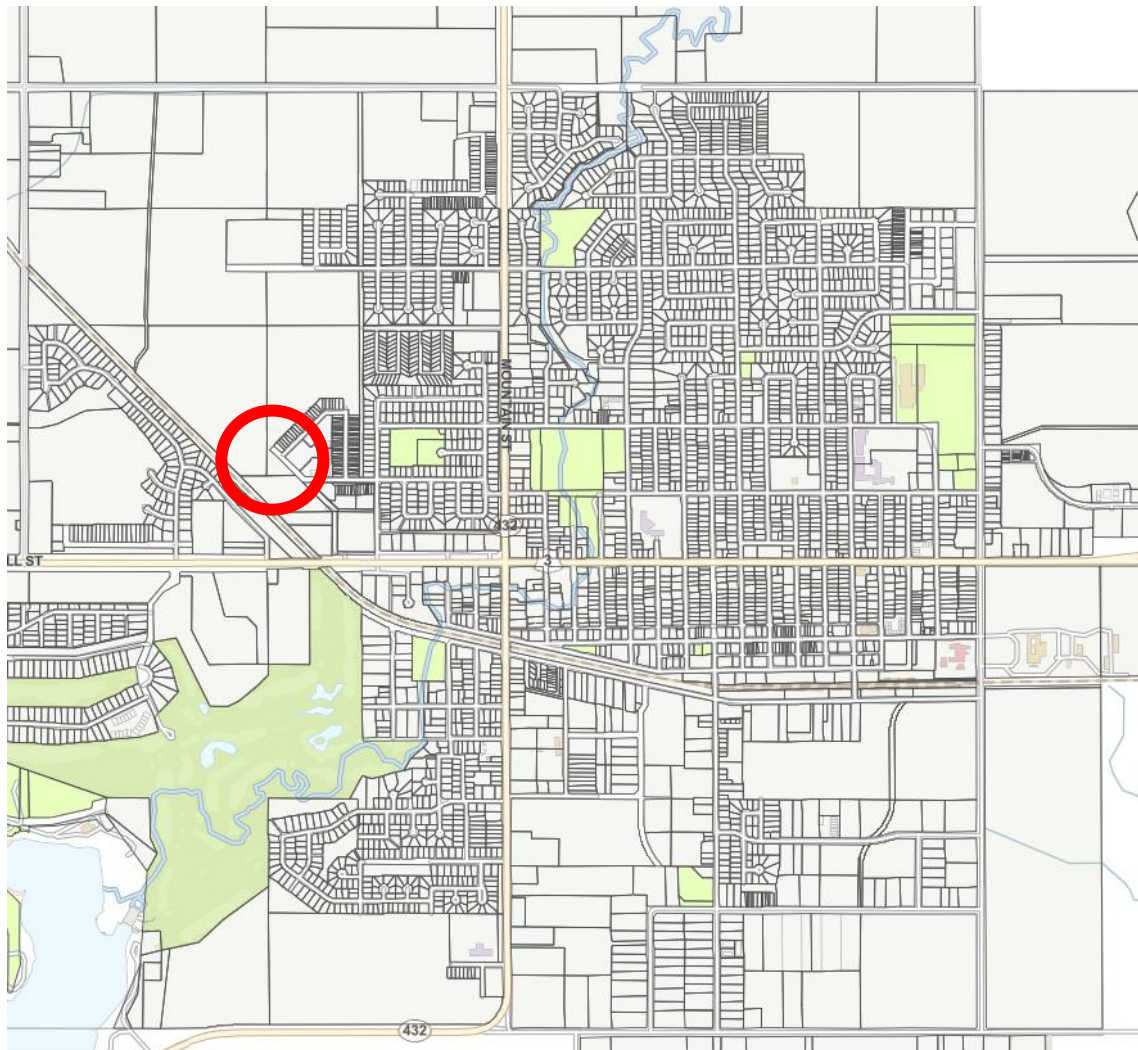
2. Regarding capital expenses on the interior – will the building be fully equipped (e.g. kitchen appliances) and furnished, or what on the interior will be the responsibility of the operator?

- 2.1. The appliances and CCTV security system are included within the capital build funding. The provider will be receiving a start-up grant to cover the costs of furnishings (desks, toys, etc)
3. Is there going to be attached outdoor space? And if so, will it be developed and equipped by the City or at the cost of the operator?
 - 3.1. The outdoor play area will be landscaped with naturalized play features and fenced by the contractor, any additional equipment or play structures are the responsibility of the service provider.
4. Are there any expectations re: age groups & after school care for school aged kids? Or is the operator free to propose anything re: age groups within the allocated spaces?
 - 4.1. The service provider is encouraged to share a proposal which will best address the needs of the community.
5. Ongoing relationship – once the site is up and running, what will the City’s relationship to the operator be? Solely as landlord, or is there some kind of ongoing operational relationship with the daycare provider?
 - 5.1. The City of Morden shall maintain and repair the building and pay costs associated with repairs to the building including the plumbing, electrical and/or heating/cooling systems as required for the operation of the centre. The child care organization shall contribute to all common area costs for garbage refuse, landscaping and lawn care, snow removal, and all other general maintenance on a pro-rated basis. Assessment and payment of said services to be calculated and paid quarterly or as mutually agreed upon by the City and service provider.
6. We are in conversation with ELCC regarding licensing and we need to have a facility to develop a program for. Want to make sure we’re still eligible for consideration in this RFP given that scenario.
 - 6.1. The City is open to all proposals which meet the criteria outlined in the RFP. Confirmation of ELCC licensing approval would be required before award.

Appendix A

Site Location:

There is not currently a street address, but it will be located near the junction of Wardrop Street and Manchester.

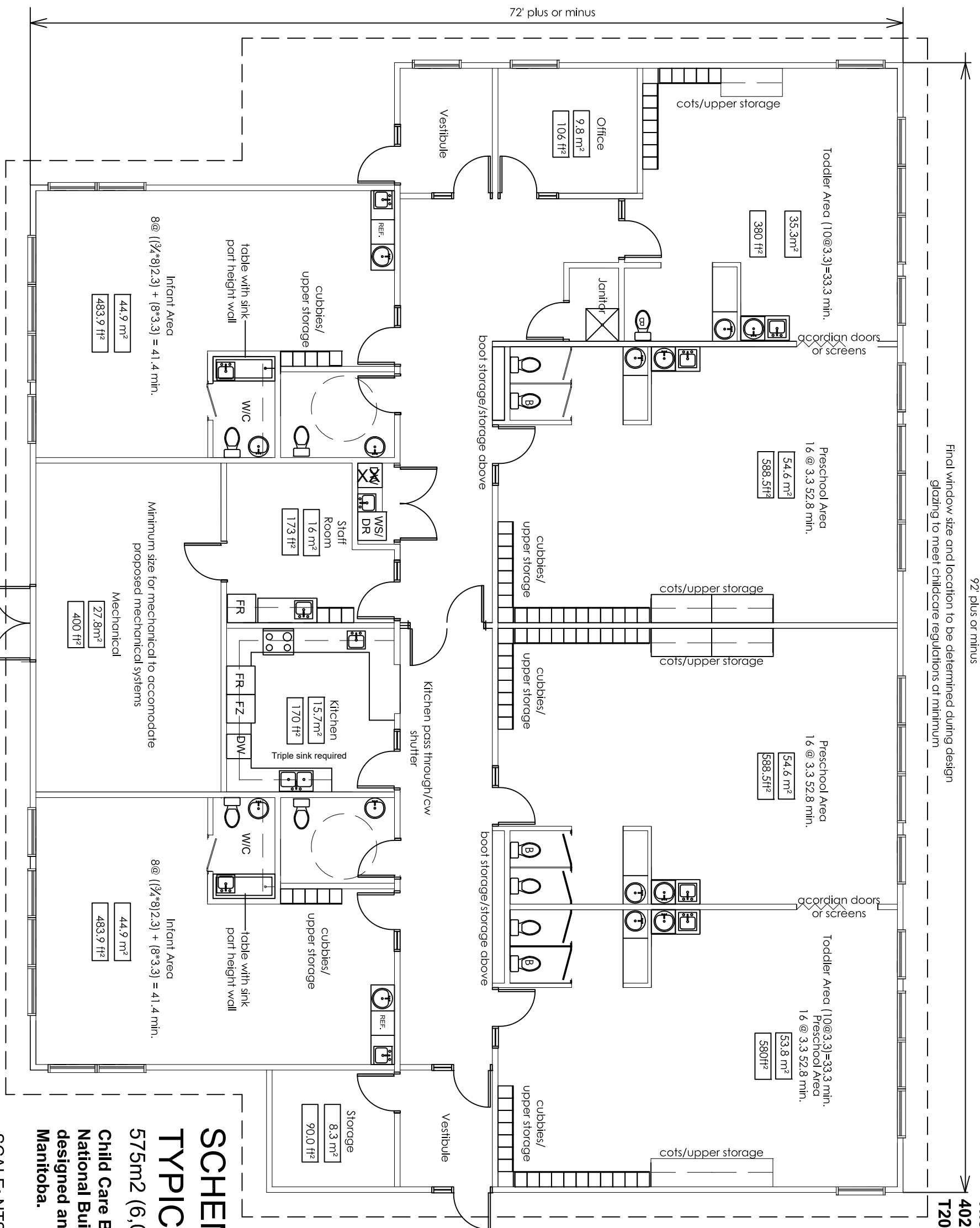




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Appendix B

Sample building plan for 74 space RTM child care centre.



SCHEMATIC
TYPICAL CHILD CARE-74 SPACES
 575m² (6,093 ft²)

Child Care Buildings are Classified as A2 or B3 Occupancies in the National Building Code of Canada. This building type must be designed and sealed by a Architect Registered in the Province of Manitoba.

SCALE: NTS

March 15/2013

This drawing is a schematic drawing only. Do not use for Construction.