



**CITY OF VANCOUVER
SOUTHEAST FALSE CREEK &
OLYMPIC VILLAGE PROJECT**

December 21, 2005

**REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE**

ADDENDUM NO. 1

CITY COUNCIL RESOLUTIONS

At a Special Council Meeting on Tuesday, December 20th Vancouver City Council passed the following resolutions:

Southeast False Creek Official Development Plan and Financial Plan and Strategy

- A. THAT Council consider changes to the Southeast False Creek Official Development Plan and Financial Plan and Strategy to improve the economic sustainability of the development by having the Property Endowment Fund recover the land value of the site (estimated at \$50,000,000) over the anticipated 15 year build out by adjusting the housing mix and other public amenities, with minimal impact on the other aspects of the development and with no adverse impact on the delivery of the Olympic Village for the 2010 Olympic and Paralympic Winter Games;
- B. THAT City staff report back at the first City Services and Budgets Committee meeting in January, 2006 recommending one or more options to implement the improvements and objectives outlined in Resolution A above; and
- C. THAT the Project Manager for the Southeast False Creek/Olympic Village Project Office be instructed to issue an Addendum to the Request for Proposals for the development of Southeast False Creek advising the participating Short-listed Respondents of Council's adoption of Resolutions A and B above.

NO CHANGE TO RFP

This addendum is provided for information only and does not affect the RFP Proposal Requirements at this time.

Proposals received after the Closing Time may be returned unopened.

This addendum must be completed, and attached to your Proposal form.

If you have already submitted your Proposal, this addendum is to be submitted to Real Estate Services, 3rd Floor VanCity Building, #300 - 515 West 10th Avenue, Vancouver, BC V5Z 4A8 in an envelope clearly marked "Addendum No. 1 to Request for Proposals for the Development of Southeast False Creek Sub-Area 2A Including the Olympic Village" before the Closing Time of 11:00:00 AM, MONDAY, JANUARY 30, 2006.

NAME OF VENDOR

SIGNATURE OF AUTHORIZED SIGNATORY

DATE



December 22, 2005

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 2

ADD TO RFP APPENDIX B: PROJECT INFORMATION PACKAGE:

- 1) *Proposed Subdivision Plan*, City of Vancouver, December 8, 2005;
- 2) *Southeast False Creek Integrated Site Servicing - 50% Design Submission*, Stantec, December 5, 2005;
- 3) *Southeast False Creek Integrated Site Servicing - Lighting Plan*, Stantec, October 2005;
- 4) *Southeast False Creek Integrated Site Servicing - Waterfront Design*, Stantec, November 2005;
- 5) *Southeast False Creek Integrated Site Servicing - Waterfront & Olympic Village*, Stantec, October 2005; and
- 6) *Conceptual - Olympic Village Overlay*, VANOC, August 31, 2005.

DELETE:

Appendix G: VANOC's Games Mode Specifications

2.2 Functional Requirements and Design Guidelines

2.2.1 Accommodation - Developers Cost

Delete:

"Where possible, to provide the greatest degree of flexibility of use, bathrooms should be designed such that the shower, wash basin and toilet can be used privately and independently of one another."

GENERAL TERMS:

All other terms, conditions, specifications and drawings (if applicable) remain unchanged.

In the event of any conflict or inconsistency between or among the terms, conditions, specifications and drawings (if applicable) of this Addendum and all other terms, conditions, specifications and drawings (if applicable) of the RFP, the terms, conditions, specifications and drawings (if applicable) of this Addendum shall prevail.

All Proposals or submissions received after the Closing Time may be returned unopened.

This Addendum should be completed and attached to your Proposal.

If you have already submitted your Proposal, this addendum is to be submitted to Real Estate Services, 3rd Floor VanCity Building, #300 - 515 West 10th Avenue, Vancouver, BC V5Z 4A8 in an envelope clearly marked "Addendum No. 2 to Request for Proposals for the Development of Southeast False Creek Sub-Area 2A Including the Olympic Village" before the Closing Time of 11:00:00 AM, MONDAY, JANUARY 30, 2006.

NAME OF SHORT-LISTED RESPONDENT

SIGNATURE OF AUTHORIZED SIGNATORY

DATE



January 6, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 3

Information withheld pursuant to pending negotiations.



CITY OF VANCOUVER
SOUTHEAST FALSE CREEK &
OLYMPIC VILLAGE PROJECT

January 19, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 4

Information withheld pursuant to pending negotiations.



CITY OF VANCOUVER
SOUTHEAST FALSE CREEK &
OLYMPIC VILLAGE PROJECT

January 19, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 5

Information withheld pursuant to pending negotiations.



January 23, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 6

ADD:

City Council Resolutions

At the City Services and Budgets meeting on Thursday, January 19, 2006, and reconvened January 20, 2006, Vancouver City Council approved the following:

Southeast False Creek and Olympic Village: Review of Financial Plan and Strategy

- A. THAT Council approve an amendment to the Southeast False Creek Financial Plan and Strategy establishing the long term objective of having the Property Endowment Fund ("PEF") recover the value of the City Lands in Southeast False Creek ("SEFC") (estimated at \$50 million based on industrial zoning) over the 15 to 20 year development horizon for the neighbourhood;

AND THAT in order to create the opportunity to achieve that objective, Council approve the following for reducing the amount of funding provided by the PEF in the development.

- B. THAT the housing mix for the SEFC City Lands not require the modest market housing component in sub-area 2A, which would allow \$4.2 million of unallocated funds to be returned to the PEF; and that alternative funding sources be pursued to retain the requirement of providing up to 33% modest market housing in sub-areas 1A and 3A;

FURTHER THAT staff work with City and Private Land developers in SEFC sub-area 2A to achieve beneficial housing solutions targeted to modest market (middle income) consumers with an objective to achieve 33% such housing.

- C. THAT the housing mix for the SEFC City Lands comprise a minimum of 20% across the entire site, while maintaining the minimum 250 units of Olympic Legacy affordable housing in sub-area 2A, and that alternative funding sources be pursued up to \$16.6 million with an objective of providing up to 33% affordable housing in sub-areas 1A and 3A, resulting in as much as 29% affordable housing across the entire site, which would result in an approximate increase in revenue of \$16.6 million to the PEF.

- D. THAT there be a minimum of two childcare facilities on the SEFC City Lands and one on the SEFC Private Lands, with an objective of up to five childcare facilities on the SEFC City Lands and Private Lands, and that alternative funding sources be pursued

with an objective of achieving five facilities, which would result in an approximate savings of \$3.2 million to the PEF.

- E. THAT the Director of Current Planning be instructed to report back to City Council regarding referral to Public Hearing of possible ODP amendments generally reflecting City Council's choices with respect to B, C, and D above;
- F. THAT the Project Manager for the Southeast False Creek and Olympic Village development be instructed to issue an addendum to the Request for Proposals ("RFP") for the design and construction of the Olympic Village advising the participating Short-listed Respondents of City Council's choices with respect to B, C, and D above.
- G. THAT staff report back to City Council with an update on the financial status of the Southeast False Creek development prior to the rezoning Public Hearing for sub-area 2A.
- H. THAT the City of Vancouver will seek every opportunity to increase the overall number of social housing units built in the city by developing a comprehensive strategy aimed at increasing investments from senior levels of government.
- I. THAT staff identify opportunities to fast-track the development of social and affordable housing through the use of densification and alternative housing initiatives.
- J. THAT City staff be requested to work with Park Board staff and members of the public to develop a plan for the non-motorized boating use and needs of the east end of False Creek and that the plan be used to assist in the design process for the community centre.

ADDITIONAL MEETING:

The City will host an Information Meeting with respect to this Addendum No. 6 on Thursday, January 26, at Vancouver City Hall in order to answer any questions related to Addendum No. 6.

Information Meeting:	1:30 P.M. ("PST")
	Thursday, January 26, 2006
	Strathcona Room, Sub-ground City Hall
	453 West 120 th Avenue
	Vancouver, B.C. V5Y 1V4

NO CHANGE TO RFP

This addendum is provided for information only and does not affect the RFP Proposal Requirements at this time.

Proposals received after the Closing Time may be returned unopened.

This addendum must be completed, and attached to your Proposal form.

If you have already submitted your Proposal, this addendum is to be submitted to Real Estate Services, 3rd Floor VanCity Building, #300 - 515 West 10th Avenue, Vancouver, BC V5Z 4A8 in an envelope clearly marked "Addendum No. 6 to Request for Proposals for the Development of Southeast False Creek Sub-Area 2A Including the Olympic Village" before the Closing Time of 11:00:00 AM, MONDAY, JANUARY 30, 2006.

NAME OF VENDOR

SIGNATURE OF AUTHORIZED SIGNATORY

DATE



January 23, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 7

Information withheld pursuant to pending negotiations.



January 26, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE
ADDENDUM NO. 8

PLEASE NOTE:

This Addendum No. 8 is to advise the Short-Listed Respondents that the Closing Time for the RFP has been extended. All references to the Closing Time of 11:00:00 A.M., Monday, January 30, 2006 in the RFP and in all subsequent Addenda should read 4:00:00 P.M., Tuesday, February 21, 2006.

CHANGE:

Title Page

Currently Reads:

"Proposals should be submitted on or before 11:00:00 A.M., Monday, January 30, 2006"

Should Read:

"Proposals should be submitted on or before 4:00:00 P.M., Tuesday, February 21, 2006"

3.3 Project Timeline and Milestones

Currently Reads:

Deadline for RFP Proposal Submission	January 30, 2006
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Should Read:

Deadline for RFP Proposal Submission	February 21, 2006
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8.1 Important Dates

Currently Reads:

"Closing Time: 11:00:00 A.M., PST
Monday, January 30, 2006"

Should Read:

"Closing Time: 4:00:00 P.M., PST
Tuesday, February 21, 2006"

GENERAL TERMS:

All other terms, conditions, specifications and drawings (if applicable) remain unchanged.

In the event of any conflict or inconsistency between or among the terms, conditions, specifications and drawings (if applicable) of this Addendum and all other terms, conditions, specifications and drawings (if applicable) of the RFP, the terms, conditions, specifications and drawings (if applicable) of this Addendum shall prevail.

All Proposals or submissions received after the Closing Time may be returned unopened.

This Addendum should be completed and attached to your Proposal.

If you have already submitted your Proposal, this addendum is to be submitted to Real Estate Services, 3rd Floor VanCity Building, #300 - 515 West 10th Avenue, Vancouver, BC V5Z 4A8 in an envelope clearly marked "Addendum No. 8 to Request for Proposals for the Development of Southeast False Creek Sub-Area 2A Including the Olympic Village" before the Closing Time of 4:00:00 PM, TUESDAY, FEBRUARY 21, 2006.

NAME OF SHORT-LISTED RESPONDENT

SIGNATURE OF AUTHORIZED SIGNATORY

DATE



February 2, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 9

PLEASE NOTE:

This Addendum No. 9 is to provide instructions to the Short-Listed Respondents with respect to Vancouver City Council's resolutions on January 19, 2006 (as per Addendum No. 6).

Short-listed Respondents are advised that, if approved at Public Hearing the ODP, with respect to sub-area 2A, will be amended as follows:

- the requirement for 33% Modest Market Housing will be removed and will be replaced with an objective for 33% Modest Market Housing in Sub-area 2A;
- the requirement for 33% Affordable Housing will be removed and will be replaced with a requirement for 250 Affordable Housing units in Sub-area 2A.

Note: the ODP requires that family units be provided in Sub-area 2A including 50% of the Affordable Housing units and 35% of Market Housing units (section 4.3.1 Residential Uses).

Instructions to the Short-listed Respondents are as follows:

- 1) Delete Appendix J - Housing Cost Information Worksheet;
- 2) Complete the RFP as issued on December 7, 2005, including all subsequent Addenda (excluding Appendix J - Housing Cost Information Worksheet);
- 3) Complete new Appendix J - PURCHASE PRICE SHEET "C" - AMENDED ODP REQUIREMENTS, which has been revised according to the ODP amendments referred to Public Hearing. Short-Listed Respondents are instructed to complete Appendix J and submit with your Proposal;
- 4) Complete new Appendix K - PURCHASE PRICE SHEET "D" - AMENDED DEVELOPER'S CHOICE, which has been revised according to the ODP amendments referred to Public Hearing. Short-Listed Respondents are instructed to complete Appendix K and submit with your Proposal.

Note: as part of the Developer's Choice package (Appendix K) Short-Listed Respondents will be evaluated on their proposed strategies to provide up to 33% Modest Market Housing units with no negative impact on the Property Purchase Price.

- 5) Submit a second response to Proposal Requirement 5.2(c)iv clearly titled "Proposal Requirement 5.2(c)iv-Amended" outlining the strategy and target for providing Modest Market Housing units up to 33%.

DELETE:

3.2.3 Full Cost

Delete:

"To assist the City in understanding the full cost of the Affordable Housing, Modest Market Housing and Market Housing policy as set out in the ODP, the Short-listed Respondent is asked to complete the Housing Cost Information Worksheet attached as Appendix "J". The Housing Cost Information Worksheet presents two different housing mixes for the Project, and asks the Short-Listed Respondent to illustrate the value per buildable square metre for each use on the Project under those two different housing mixes. The Housing Cost Information Worksheet must be completed as part of a Short-Listed Respondent's Proposal, but is for information purposes only and will not be evaluated."

APPENDIX J: HOUSING COST INFORMATION WORKSHEET - TWO PARTS

Delete:

APPENDIX J: HOUSING COST INFORMATION WORKSHEET - TWO PARTS

ADD:

Section 5.3 Purchase Price and Fees for Construction Services

(c) **PRICE SHEET "C" - AMENDED ODP REQUIREMENTS** (Appendix J) - after meeting the requirements of the Amended ODP and Council policies and resolutions as set out in Part Two of the Evaluation Matrix, for each proposed category of use on the Project (e.g. Market Housing) indicate the:

- (i) price to be paid to the City per buildable square metre;
- (ii) total buildable area in square metres;
- (iii) location of the use by Developable Parcel number;
- (iv) total Purchase Price to be paid based on freehold land ownership;
- (v) total Purchase Price to be paid based on leasehold land ownership; and
- (vi) Fees for Construction Services, if applicable.

(d) **PRICE SHEET "D" - AMENDED DEVELOPER'S CHOICE** (APPENDIX K) - after meeting the requirements of the Amended ODP and Council policies and resolutions as set out in Part Two of the Evaluation Matrix and including any additional commitments outlined in Part Three of the Evaluation Matrix, for each proposed category of use on the Project (e.g. Market Housing) indicate the:

- (i) price to be paid to the City per buildable square metre;
- (ii) total buildable area in square metres;
- (iii) location of the use by Developable Parcel number;
- (iv) total Purchase Price to be paid based on freehold land ownership;
- (v) total Purchase Price to be paid based on leasehold land ownership; and
- (vi) Fees for Construction Services, if applicable.

APPENDIX B - PROJECT INFORMATION PACKAGE

- (xx) *Housing Mix: Southeast False Creek*, Council Memorandum, dated January 17, 2006.

APPENDIX J - PURCHASE PRICE SHEET "C" - AMENDED ODP REQUIREMENTS

APPENDIX K - PURCHASE PRICE SHEET "D" - AMENDED DEVELOPER'S CHOICE

APPENDIX L - AMENDED ODP EVALUATION MATRIX

CHANGE:

Table of Contents

Currently Reads:

APPENDIX J - Housing Cost Information Worksheet

Should Read:

APPENDIX J - Purchase Price Sheet "C" - ODP Requirements (If Amended)
APPENDIX K - Purchase Price Sheet "D" - Developer's Choice (If Amended)
APPENDIX L - Evaluation Matrix (If Amended)

Section 5.2 Proposal Requirements

Currently Reads:

"Short-Listed Respondents should strive to meet all requirements as laid out in this RFP and the strategies as presented in the Evaluation Matrix (the "Evaluation Matrix") included in Appendix C.

The Evaluation Matrix (Appendix C) is an evaluative tool to be used by the Evaluation Committee and is included in the RFP for reference only and is not to be completed by a Short-Listed Respondent as part of a Proposal."

Should Read:

"Short-Listed Respondents should strive to meet all requirements as laid out in this RFP and the strategies as presented in the Evaluation Matrix (the "Evaluation Matrix") included in Appendix C and the Amended ODP Evaluation Matrix in Appendix L.

The Evaluation Matrix (Appendix C) and Amended ODP Evaluation Matrix (Appendix L) are evaluative tools to be used by the Evaluation Committee and are included in the RFP for reference only and are not to be completed by a Short-Listed Respondent as part of a Proposal."

Section 5.2 Proposal Requirements

Currently Reads:

- (f) completed Housing Cost Information Worksheet (Appendix J) for information only, not to be evaluated."

Should Read:

- (f) completed Price Sheet "C" - ODP Requirements (If Amended) (Appendix J); and
(g) completed Price Sheet "D" - Developer's Choice (If Amended) (Appendix K).

Section 5.3 Purchase Price and Fees for Construction Services

Currently Reads:

"Subject to the *Freedom of Information and Protection of Privacy Act* and Section 8.8, Price Sheet A, Price Sheet B, and the Housing Cost Information Worksheet (Appendix J) will be held and treated by the City as the confidential and proprietary information of the Short-Listed Respondents. Specific details of the Short-Listed Respondents' Price Sheets and the Housing Cost Information Worksheet (Appendix J) may be discussed with City Council In-Camera."

Should Read:

"Subject to the *Freedom of Information and Protection of Privacy Act* and Section 8.8, Price Sheet A, Price Sheet B, Price Sheet C, and Price Sheet D will be held and treated by the City as the confidential and proprietary information of the Short-Listed Respondents. Specific details of the Short-Listed Respondents' Price Sheets may be discussed with City Council In-Camera."

GENERAL TERMS:

All other terms, conditions, specifications and drawings (if applicable) remain unchanged.

In the event of any conflict or inconsistency between or among the terms, conditions, specifications and drawings (if applicable) of this Addendum and all other terms, conditions, specifications and drawings (if applicable) of the RFP, the terms, conditions, specifications and drawings (if applicable) of this Addendum shall prevail.

All Proposals or submissions received after the Closing Time may be returned unopened.

This Addendum should be completed and attached to your Proposal.

If you have already submitted your Proposal, this addendum is to be submitted to Real Estate Services, 3rd Floor VanCity Building, #300 - 515 West 10th Avenue, Vancouver, BC V5Z 4A8 in an envelope clearly marked "Addendum No. 9 to Request for Proposals for the Development of Southeast False Creek Sub-Area 2A Including the Olympic Village" before the Closing Time of 4:00:00 PM, TUESDAY, FEBRUARY 21, 2006.

NAME OF SHORT-LISTED RESPONDENT

SIGNATURE OF AUTHORIZED SIGNATORY

DATE



February 2, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 10

PLEASE NOTE:

This Addendum No. 10 is to request that Short-Listed Respondents submit references as outlined in RFP Section 5.2 (a) i. to permit the Project Office to begin reference checks prior to the RFP Closing Date.

This information is requested by 4:00:00 P.M. on Thursday, February 9, 2006 and should be sent by courier to the Contact Person.

Jody L. Andrews, P.Eng.
Project Manager, Southeast False Creek and Olympic Village
c/o Real Estate Services
3rd Floor VanCity Building
#300 - 515 West 10th Avenue
Vancouver, B.C., V5Z 4A8

ADD:

Short-Listed Respondents are requested to submit the following Proposal Requirement by 4:00:00 P.M., THURSDAY, FEBRUARY 9, 2006 to the Contact Person:

5.2 Proposal Requirements

- (a) to be evaluated in PART ONE of the Evaluation Matrix (Appendix C):
- i. Team Description - a full description of the Short-Listed Respondent's team, including architects, landscape architects, engineers, and specialty consultants such as energy and green building consultants, universal design, building code specialists and a Certified Professional (CP), with resumes and references for key personnel to be involved in the Project and of previous work/projects;

GENERAL TERMS:

All other terms, conditions, specifications and drawings (if applicable) remain unchanged.

In the event of any conflict or inconsistency between or among the terms, conditions, specifications and drawings (if applicable) of this Addendum and all other terms, conditions, specifications and drawings (if applicable) of the RFP, the terms, conditions, specifications and drawings (if applicable) of this Addendum shall prevail.

This Addendum should be completed and submitted by 4:00:00 P.M., Thursday, February 9, 2006.

This addendum is to be submitted to Jody Andrews C/O Real Estate Services, 3rd Floor VanCity Building, #300 - 515 West 10th Avenue, Vancouver, BC V5Z 4A8 in an envelope clearly marked "Addendum No. 10 to Request for Proposals for the Development of Southeast False Creek Sub-Area 2A Including the Olympic Village" before 4:00:00 PM, THURSDAY, FEBRUARY 9, 2006.

NAME OF SHORT-LISTED RESPONDENT

SIGNATURE OF AUTHORIZED SIGNATORY

DATE



CITY OF VANCOUVER
SOUTHEAST FALSE CREEK &
OLYMPIC VILLAGE PROJECT

February 7, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 11

Information withheld pursuant to pending negotiations.



February 8, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 12

PLEASE NOTE:

This Addendum No. 12 is to provide the Short-Listed Respondents with the BC Housing Design and Construction Standards for Non-profit Housing and a Draft Olympic Village Rezoning and Permitting Timetable.

The draft timetable has been developed by the Planning Department in collaboration with Development Services and the Project Office. It has been provided to the Short-Listed Developers for information. The draft timeline is subject to revision by the Project Office or the Planning Department. This draft timeline should be used to supplement RFP Section 3.3 (b) Timeline for Development and Section 5.2 Proposal Requirement 5.2(a)iii.

ADD:

APPENDIX B: PROJECT INFORMATION PACKAGE

- (zz) *HOMES BC: Non-Profit Housing Design and Construction Standards*, B.C. Housing, 2001; and
- (aaa) *Draft Olympic Village Rezoning and Permitting Timetable*, Central Area Planning Department, February 7, 2006.

GENERAL TERMS:

All other terms, conditions, specifications and drawings (if applicable) remain unchanged.

In the event of any conflict or inconsistency between or among the terms, conditions, specifications and drawings (if applicable) of this Addendum and all other terms, conditions, specifications and drawings (if applicable) of the RFP, the terms, conditions, specifications and drawings (if applicable) of this Addendum shall prevail.

All Proposals or submissions received after the Closing Time may be returned unopened.

This Addendum should be completed and attached to your Proposal.

If you have already submitted your Proposal, this addendum is to be submitted to Real Estate Services, 3rd Floor VanCity Building, #300 - 515 West 10th Avenue, Vancouver, BC V5Z 4A8 in an envelope clearly marked "Addendum No. 12 to Request for Proposals for the Development of Southeast False Creek Sub-Area 2A Including the Olympic Village" before the Closing Time of 4:00:00 PM, TUESDAY, FEBRUARY 21, 2006.

NAME OF SHORT-LISTED RESPONDENT

SIGNATURE OF AUTHORIZED SIGNATORY

DATE



February 8, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 13

Information withheld pursuant to pending negotiations.



February 10, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 14

ADD:

8.5 Inquiries - Contact Person

During the week of February 13th to 17th 2006, Ian Smith will be the Contact Person. Inquiries are to be in written form only, faxed to 604-871-6859 or e-mailed to ian.smith@vancouver.ca no later than five (5) working days before the Closing Time. If required an addendum will be issue to all Short-Listed Respondents.

GENERAL TERMS:

All other terms, conditions, specifications and drawings (if applicable) remain unchanged.

In the event of any conflict or inconsistency between or among the terms, conditions, specifications and drawings (if applicable) of this Addendum and all other terms, conditions, specifications and drawings (if applicable) of the RFP, the terms, conditions, specifications and drawings (if applicable) of this Addendum shall prevail.

All Proposals or submissions received after the Closing Time may be returned unopened.

This Addendum should be completed and attached to your Proposal.

If you have already submitted your Proposal, this addendum is to be submitted to Real Estate Services, 3rd Floor VanCity Building, #300 - 515 West 10th Avenue, Vancouver, BC V5Z 4A8 in an envelope clearly marked "Addendum No. 14 to Request for Proposals for the Development of Southeast False Creek Sub-Area 2A Including the Olympic Village" before the Closing Time of 4:00:00 PM, TUESDAY, FEBRUARY 21, 2006.

NAME OF SHORT-LISTED RESPONDENT

SIGNATURE OF AUTHORIZED SIGNATORY

DATE



CITY OF VANCOUVER
SOUTHEAST FALSE CREEK &
OLYMPIC VILLAGE PROJECT

February 14, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 15

Information withheld pursuant to pending negotiations.



CITY OF VANCOUVER
SOUTHEAST FALSE CREEK &
OLYMPIC VILLAGE PROJECT

February 16, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 16

Information withheld pursuant to pending negotiations.



February 20, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 17

PLEASE NOTE:

This Addendum No. 17 is to provide Short-Listed Respondents with a revised Appendix K - PURCHASE PRICE SHEET "D" - AMENDED DEVELOPER'S CHOICE.

The cells for Modest Market Housing and Market Housing under the columns of Total Price paid to City if Freehold, and Total Price paid to City if Leasehold were incorrectly shaded grey. A revised Appendix K is attached.

DELETE:

APPENDIX K - PURCHASE PRICE SHEET "D" - AMENDED DEVELOPER'S CHOICE

ADD:

APPENDIX K - PURCHASE PRICE SHEET "D" - AMENDED DEVELOPER'S CHOICE

GENERAL TERMS:

All other terms, conditions, specifications and drawings (if applicable) remain unchanged.

In the event of any conflict or inconsistency between or among the terms, conditions, specifications and drawings (if applicable) of this Addendum and all other terms, conditions, specifications and drawings (if applicable) of the RFP, the terms, conditions, specifications and drawings (if applicable) of this Addendum shall prevail.

All Proposals or submissions received after the Closing Time may be returned unopened.

This Addendum should be completed and attached to your Proposal.

If you have already submitted your Proposal, this addendum is to be submitted to Real Estate Services, 3rd Floor VanCity Building, #300 - 515 West 10th Avenue, Vancouver, BC V5Z 4A8 in an envelope clearly marked "Addendum No. 17 to Request for Proposals for the Development of Southeast False Creek Sub-Area 2A Including the Olympic Village" before the Closing Time of 2:00:00 PM, FRIDAY, MARCH 3, 2006.

NAME OF SHORT-LISTED RESPONDENT

SIGNATURE OF AUTHORIZED SIGNATORY

DATE



CITY OF VANCOUVER
SOUTHEAST FALSE CREEK &
OLYMPIC VILLAGE PROJECT

February 21, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 18

Information withheld pursuant to pending negotiations.



CITY OF VANCOUVER
SOUTHEAST FALSE CREEK &
OLYMPIC VILLAGE PROJECT

February 24, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 19

Information withheld pursuant to pending negotiations.



CITY OF VANCOUVER
SOUTHEAST FALSE CREEK &
OLYMPIC VILLAGE PROJECT

February 28, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 20

Information withheld pursuant to pending negotiations.



CITY OF VANCOUVER
SOUTHEAST FALSE CREEK &
OLYMPIC VILLAGE PROJECT

March 1, 2006

REQUEST FOR PROPOSAL
FOR THE DEVELOPMENT OF SOUTHEAST FALSE CREEK
SUB-AREA 2A INCLUDING THE OLYMPIC VILLAGE

ADDENDUM NO. 21

Information withheld pursuant to pending negotiations.

Vancouver, BC, V5Z 4K8

Interview 2: Millennium Properties Ltd.
9:00 A.M. to 12:00 P.M., PST
Tuesday, March 7, 2006
Southeast False Creek and Olympic Village Project Office,
1800 Spyglass Place
Vancouver, BC, V5Z 4K8

Interview 3: Wall Financial Ltd.
9:30 A.M. to 12:30 P.M., PST
Wednesday, March 8, 2006
Southeast False Creek and Olympic Village Project Office,
1800 Spyglass Place
Vancouver, BC, V5Z 4K8"

GENERAL TERMS:

All other terms, conditions, specifications and drawings (if applicable) remain unchanged.

In the event of any conflict or inconsistency between or among the terms, conditions, specifications and drawings (if applicable) of this Addendum and all other terms, conditions, specifications and drawings (if applicable) of the RFP, the terms, conditions, specifications and drawings (if applicable) of this Addendum shall prevail.

All Proposals or submissions received after the Closing Time may be returned unopened.

This Addendum should be completed and attached to your Proposal.

If you have already submitted your Proposal, this addendum is to be submitted to Real Estate Services, 3rd Floor VanCity Building, #300 - 515 West 10th Avenue, Vancouver, BC V5Z 4A8 in an envelope clearly marked "Addendum No. 22 to Request for Proposals for the Development of Southeast False Creek Sub-Area 2A Including the Olympic Village" before the Closing Time of 2:00:00 PM, FRIDAY, MARCH 3, 2006.

NAME OF SHORT-LISTED RESPONDENT

SIGNATURE OF AUTHORIZED SIGNATORY

DATE