



Addendum No. 1

City of Coquitlam

RFP No. 25-014

Austin Works Yard Fleet Building Repurpose

Issue Date: May 1, 2025

Total Page Count: 43 (including attachments)

This Addendum is issued to Proponents registered as attending the Mandatory Site Meeting on Wednesday, April 23, 2025. Proposals will only be received from the companies that are recorded at all site locations on the City's Mandatory Site Visits - Registration Form.

Companies in attendance at the Mandatory Site Meeting are:

Status Electrical Corporation	Holaco Construction (1997) Co Ltd
Just Mechanical Ltd.	Alfred Horie Construction Co. Ltd.
Delta Sierra Inc.	Willow Springs Construction (BC) Ltd.
Salenco Developments Inc	Jacob Bros Construction Inc.
Modern Niagara Building Services Inc.	Hilson Construction Ltd.
Sasco Contractors Ltd.	

Proponents shall note the following amendments to the RFP documents:

REPLACE

R1) REPLACE

Proposal Submission Form delete and replace with **REVISED Proposal Submission Form **REVISION No. 1**, See Attachment No. 1 to this Addendum No. 1.**

DELETE

D1) DELETE

Appendix G – City of Coquitlam Supplementary General Conditions, Clause 11.1.2 (a) reference to School District #43 as an additional insured.

Is deleted in its entirety.

ADDITIONS

A1) Attached as Appendix H, Shop drawing provided by the consultant, outlining acceptable alternate roofing products.

A2) Please see City consultant additions/modifications to Appendix A which will form part of the Contract.

QUESTIONS

Q1. Drawing A410, Section 3 (Chain Link Fence Detail) and Section 8 (Guardrail Detail) indicate that posts are to be surface mounted to asphalt. This method is not recommended as the anchors are likely to pull out under horizontal force. We recommend drilling through the asphalt and setting the posts in concrete piles instead. Please confirm the preferred method for securing these posts.

A1. Chain-link and guardrail posts can be secured in an augured hole with concrete fill. Please refer to the revised detail drawing on Addendum #1.

Q2. Please confirm the required pipe sizes for all components of the chain link fence. Drawing A410, Section 3 specifies 3" line posts and 4" terminal posts, which are not standard pipe outside diameters. It also does not specify the top/bottom rail diameter. Standard dimensions for chain link fencing are:

2 3/8" outside diameter line posts

2 7/8" outside diameter terminal posts

1 5/8" outside diameter top/bottom rail

A2. Please proceed with standard dimensions. Refer to revised detail drawing and specifications attached to Addendum #1.

Q3. Please provide sign in sheet from site visit

A3. Contractors to refer to the above table.

Q4. E202 General Note shows FA devices are existing to remain unless noted (NEW) whereas Fire alarm note says to "Provide new fire alarm devices shown on the drawings." Confirm only fire alarm devices shown as (NEW) are to be added and all other devices are existing to remain.

A4. Only devices labeled new are to be added.

Q5. Please confirm that the new transformer and 2CDP can be relocated to the east side of the 400A main disconnect.

A5. Yes.

Q6. Architectural A110 shows exit to be replace in room 131 welding shop. This is not shown on the electrical drawing E202. Please confirm this exit is to be included

A6. Include the exit sign.

Q7. Please confirm that for all branch panels being replaced, existing feeders are to be re-used and refed into new CDP.

A7. As per drawing see note below:

2 ALL EXISTING DISTRIBUTION TO BE REPLACED PER NEW SINGLE-LINE DIAGRAM. MEGGAR EXISTING FEEDERS AND RE-USED IF THEY ARE IN GOOD CONDITION.

Q8. On drawing M 5.0, section 14.4 reads: The seismic engineer shall act as a supporting registered professional providing documentation to the engineer, acting as the registered professional of record. Can you please clarify the documentation to be provided? Will engineered drawings of the seismic restraint system be required?

A8. Contractor should retain his own seismic engineer for restrain system design and inspection of the equipment installation.

Q9. On drawing E-501, section 34.1 it reads: o Contractor shall retain a professional electrical engineer registered in jurisdiction of work, Canada to provide verifications of the fire alarm system and installation of exit and emergency lighting system in accordance all codes and bylaws, all cost associated with the performance of this item shall be included. Can you please clarify the requirement for the fire alarm system verification? Typically, this is done by a third party whom has the CAN/ULC-S537 certifications and not necessarily a professional engineer.

A9. Note applies to projects in Richmond B.C. Only.

Q10. On drawing E-501, section 35.1 C. it reads: inspection of the field installation and a signed and sealed letter of assurance of 'assurance of professional field review and compliance' S-C as substantial performance.

- a. Can you please confirm a schedule S-C is required for the fire stopping sign off? Typically, a signed letter from the contractor is suffice.
- b. Can you please confirm this specification applies to other disciplines as well? This specification seems to be only found on the electrical scopes.

A10. Contractor letter is acceptable.

Q11. On drawing S101, section 5 it reads: o WHM is responsible for undertaking field reviews of structural components in this drawing.

- a. Can you please confirm this means WHM will be providing the structural engineered schedule B?
- b. Will WHM be involved in the seismic restraints or roofing installation verifications?

A11.

- a. **A. WHM has supplied a Schedule B**
- b. **WHM has not been retained to provide seismic restraints for secondary structural items or roofing installation verification. This work is not within the scope of WHM's contract and should be performed by others as required.**

Q12. Are the perimeter and demising walls required to be painted?

A12. Only the areas labeled with floor plan keynote 11 in new construction drawing (welding shop) and the universal washroom are to be fully painted. The others will be a patch work where necessary.

Q13. Does the ceiling need to be painted?

A13. No.

Q14. The overhead doors are prefinished in a standard colour – (WHITE). Is this acceptable or do they have to be painted a different colour on site?

A14. The standard prefinished colour (WHITE) is acceptable.

Q15. Can we please get close up pictures of the inside of the Fire Alarm Control Panel with some?

A15. This opportunity was available during the mandatory site visit.

Q16. Pictures of the actual panel labels please.

A16. This opportunity was available during the mandatory site visit.

Q17. Can we get some pictures of the annunciator please?

A17. This opportunity was available during the mandatory site visit.

Q18. Can you provide an inspection report so we can see the time it takes to do the verification

A18. This opportunity was available during the mandatory site visit.

Q19. Please provide circuit numbers & indicate which panels are associated with the mechanical equipment shown on drawings E206 & E207.

A19. CCT to panel in area that the equipment serves

Q20. A 90A3P breaker is required to feed panel W from panel C. The feeder schedule on E401 does not show this breaker for panel C. Please confirm this is to be included.

A20. Yes, provide.

Q21. Is a new feeder required between panels C and panel W?

A21. Yes.

Q22. Please confirm that storage area will be made available inside the building.

A22. The City will allow contractor to store materials and have a lay-down area within the building. Please include requirements within RFP submissions.

Q23. Please elaborate on the requirements of temporary lighting and power.

A23. Access/egress lighting to be maintained at all times.

Q24. Can the power for this building be disconnected or is it to be maintained throughout the project.

A24. The City understand that the power will need to be disconnected for the period of the construction. This needs to be coordinated with continued use of the

building by City of Coquitlam. Please include requirements within RFP Submissions.

Q25. Will we need to fence around the entire building?

A25. Fencing is not required for the whole building. Contractor to provide fencing/phasing plan. Please include requirements within RFP Submissions.

Q26. The HazMat report is quite extensive and there appears to be some abatement required – however as this is a renovation/upgrade our abatement contractors will need to do a thorough site tour to assess which elements (if any) will need abatement before removal/demolition/disposal. EG:- each of the door frames to be replaced will need to be assessed to see how it can be removed ie:- can it simply be cut out and disposed of or will a HazMat crew be required to remove and dispose of the frame because of lead paint, asbestos caulking etc. This is similar for all items of removal/disposal – everything from HVAC ducting, to drywall demolition, to overhead doors etc. Could we suggest a Cash Allowance be assigned to this item please for all bidders to carry in their Lump Sum Bid Price? We would suggest \$50,000.00g?

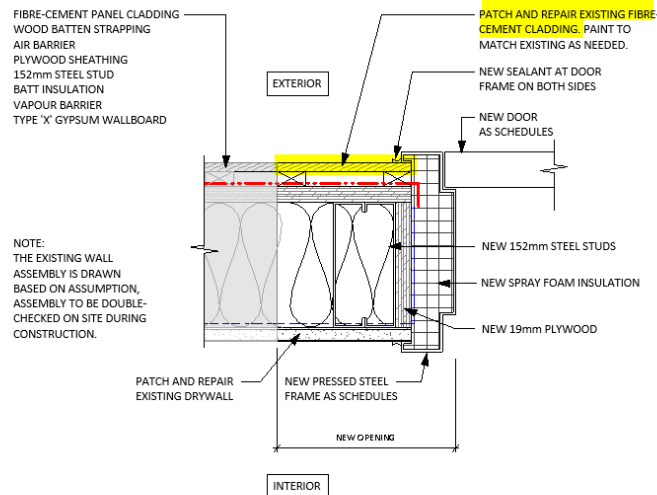
A26. Contractors attended the mandatory site visit to assess the Scope of Work in conjunction with the RFP documents. It is the City's expectation that Contractors are able to provide a firm price to complete the Work as described. Any assumptions, concerns, or qualifications must be clearly stated in the Proposal and will be considered as part of the evaluation process. The City is seeking a Contractor who demonstrates a clear understanding of the Work and reflects this in their Proposal.

Q27. Can you please define the locations and scope for Masonry Grouting – Spec 04 05 13 and Item 3? On the Financial bid form. If scope is not quantifiable – could this become a defined Cash Allowance, please?

A27. The masonry grouting work in this project is quite minimal as it is anticipated only for patchwork on CMU wall penetrations (i.e. patchwork on CMU wall after the demolition of sink (interior - demo keynote 5), chain-link fence and canopy (exterior - demo keynote 6 and 9), new penetrations for mechanical wall cap (exterior – new keynote 13), etc.). No allowance is needed.

Q28. Can you please define the locations and scope for Fibre Cement Siding – Spec 07 46 46 and Item 7? On the Financial bid form. If scope is not quantifiable – could this become a defined Cash Allowance, please?

A28. The fiber cement siding is our assumption of the current welding shop's south wall finish. The scope of this material is to connect the existing wall to the new opening. Refer to detail 2/A400.



2 JAMB DETAIL - DOOR TO STUD WALL
1:5

Q29. Bid Form Item 3. CORPORATE Item d) SUB_CONTRACTORS: Can we have 24hrs to submit our subcontractors please as we will only be able to confirm our sub trades in the hour/minutes before the closing as many bids only come to us immediately before the closing time.

A29. No.

Q30. Can we have another site meeting with our sub trades to review logistics and scope please? Possibly Wednesday April 30 – 9:00am.

A30. No further site meeting can be arranged.

Q31. Spec Section 07 52 00 MODIFIED BITUMINOUS MEMBRANE ROOFING: Sections 1.2 Price and Payment Procedures, 1.7 Quality Assurance, 1.11 Warranty. These requirements seem somewhat onerous for the scope of work and the instructions provided on site. Also, where do we include the Separate Prices requested on the bid form?

A31. The specifications ensure the City has a similar profile with the existing roofing to maintain the performance of the whole roof. Please provide alternative options so we can review and take into consideration if you have any other suggestions.

Q32. Is there a HazMat report available please? Please see item 19 on the Financial bid form.

A32. Contractor to refer to Appendix F – included in the RFP.

End of Addendum No. 1

Proponents take into account the content of this Addendum in the preparation and submission of the Proposal which will form part of the Contract and should be acknowledged on the Proposal Submission Form.

Upon submitting a Proposal, Proponents are deemed to have received all addenda that are issued and posted on the City's website and considered the information for inclusion in the Proposal submission.

Issued by:

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