



REQUEST FOR PROPOSALS PS 01- 09

**BEAVERLY FIRE/RESCUE NEW FIRE HALL PROJECT
DESIGN-BUILD CONTRACTING SERVICES**

ADDENDUM NO. 1

1. *Clarification on requirements for Truck Bay gray colour hardener:*

Section 5.0 Designated Eight Bay Truck Bay Requirements:

“truck bay is to be treated with a gray colour hardener that penetrates 1 ½ “ into top of slab”

To be replaced with:

“Truck bay floor to have a full depth integral concrete hardener, an application of penetrating liquid sealer, densifier, hardener and a Cure & Seal top coat.”

2. **Question:** *We are an Engineering firm but Design numerous buildings every year. Can we sign and seal the Architectural drawings as allowed under the Memorandum of Agreement between AIBC and APEGBC?*

The Regional District of Fraser-Fort George defers to the BC Building Code page 12, definition of a Registered Professional, a) and b) as to who qualifies as a Registered Professional.

The Registered Professional shall adhere to the BC Building Code page 802, Sub-section 2.2.7.2 and 2.2.7.3.

3. **Question:** *Are we responsible for the Geotechnical Report for this site or will it be provided to us. We need this to confirm the Site Classification of the subsurface soil and is critical for the Structural Design of the foundations as well as the Pre-engineered building.*

It is up to the awarded Registered Professional to determine if they require a geotechnical report for the site. The Regional District of Fraser-Fort George building inspector is satisfied with a design that meets the BC Building Code requirements on page 338, Section 9.15 Sentence 1) Sub-section a).

4. **Question:** *What are the Permit fees for this project and are there also Development Cost charges applicable?*

The Regional District of Fraser-Fort George permit fees for a Registered Professional building are as follows:

- \$100.00 for the first \$1,000 of total value plus \$6.00 for each additional \$1,000 of total value.
- there is a 33% reduction to the final permit fee for a registered professional building
- there are no development cost charges for this area.

5. **Question:** *Does this building require a Development Permit seeing that it fronts Highway 16?*

This property does not require a Development Permit and is not subject to development fees or charges.

6. **Question:** *Are we required to install both 3/8" plywood sheathing with 5/8" type "X" gypsum board together to the underside of the purlins? If this is a fire requirement, are the rigid frames of the Pre-Eng structure required to be enclosed?*

All fire rating requirements will be specified by the Registered Professional who is signing off on the design-build project and to BC Building Code requirements. The 3/8" plywood is for the walls above 8'-0". The Regional District of Fraser-Fort George will accept the Registered Professional's design requirements for the ceiling (5/8" type "X" or otherwise).

7. **Question:** *Can we use 6" x 6" trough drains in lieu of the six specified floor drains?*

Consideration will be given to 6" x 6" trough drains.

8. **Question:** *For the Pre-Eng building, should we price a screw-down roof or a standing seam? The life span of a standing seam is significantly greater than a screw-down.*

Screw down roof is acceptable. Standing seam option, if available, is to be priced separately.

9. **Question:** *Gutters – inset gutters at the eave, or outside? Inset has much better durability in the Prince George climate – outside eavestrough's work well here if they are heat traced – otherwise, the downspouts tend to freeze up and overfill the gutter with ice – sometimes tearing it off.*

Inset gutters preferred, snow stops required.

10. **Question:** *Would like to confirm it appears there is no rebar in occupied space with a 3 1/2 " slab? (Note 2 under phase II – construction – not sure if our engineer would pass this)*

All concrete and reinforcing requirements will be specified by the Registered Professional who is signing off on the design-build project and to BC Building Code requirements.

11. **Question:** *What is the desired eave height of the building? Is there a critical clearance under the frames? Are there any plans for a future mezzanine/second floor – if so our building height should allow for this.*

The placement and clearance requirements for the 14'-0" high overhead doors will be one determining factor for the clearance under the main building frames. There are no plans for a mezzanine/second floor, but as shown on Figure 2 there are plans for a 30'-0" wide by 100'-0" long future addition to be added to the side of the building. The future addition ceiling height would be a maximum of 10'-0" and the finished interior ceiling height would be 9'-0".