



August 13, 2019

ADDENDUM No. 3

**Request for Proposal DS-19-02
FACILITY CONDITION ASSESSMENT AND LIFE CYCLE REPORT #2 – REGIONAL
DISTRICT FIRE HALLS**

*The addendum is being issued prior to the closing of the Request for Proposal (RFP) to provide further information, make changes to, or to clarify the RFP Documents and is to be read, interpreted and coordinated with all other parts of the RFP Documents. In the case of a conflict with the balance of the documents, this Addendum shall govern. **Proponents shall attach a signed copy of this addendum to their proposal submission, failure to do so may result in a non-compliant tender.** This addendum shall form part of the Contract Documents.*

This addendum is being provided for clarification to RFP DS-19-02 released July 24, 2019

Questions: August 3 to August 12, 2019

1. Would it be possible to send a copy of the proposed template that should be used for the project?

Answer: *There is not a specific template. I have included the table of contents from one of the previous condition assessments we received.*

Table of Contents

1. Executive Summary.....	2
1.1 Project Description.....	2
1.2 Facility Summary.....	2
1.3 Systems Summaries.....	2
1.4 Facility Condition Index.....	5
1.5 Risk of Failure.....	5
1.6 Consequence of Failure.....	6
1.7 Total Capital Needs Sorted By Plan Types.....	7
1.8 Distribution of Capital Needs by Building System.....	9
2. Scope.....	11
2.1 Deviations from the Guide.....	12
2.2 Limiting Conditions.....	13
3. Facility Condition Assessment.....	15
A10 Foundations.....	15
B10 SuperStructure.....	16
B20 Exterior Enclosure.....	20
B30 Roofing.....	27
C10 Interior Construction.....	30
C20 Stairs.....	39
C30 Interior Finishes.....	41
D10 Conveying Systems.....	52
D20 Plumbing.....	54
D30 HVAC.....	80
D40 Fire Protection Systems.....	93
D50 Electrical Systems.....	95
E20 Furnishings.....	110
F10 Special Construction.....	113
G20 Site Improvements.....	125
G40 Site Electrical Utilities.....	129
Appendices.....	131
Appendix 1: Opinion of Probable Cost Table.....	132



2. Does the RDFFG have budget attributed for this work?

Answer: *See Addendum No. 2.*

3. Can you confirm if there are any elevators in the facilities?

Answer: *There are no elevators*

4. Are site elements to be included within the assessment?

Answer: *Yes, hardscape features such as but not limited to parking lot areas and walkways are included.*

5. Are interior finishes to be included within the assessment?

Answer: *Yes*

6. Would you accept a digital submission for the above referenced RFP, either directly to the Regional District of Fraser-Fort George, or through BC Bid?

Answer: *No, hard copies are required to be delivered as per RFP*

7. In item 9 of Appendix A, under the project deliverables, you've requested for "depreciation analysis to forecast renewal investment rates required to maintain the facilities over time." To clarify this deliverable requirement is it the same as what is required in a Strata Depreciation Report? <https://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing/operating-a-strata/repairs-and-maintenance/depreciation-reports/practical-tips#not>

Answer: *This is a good guide. We are not looking for the everyday routine repairs and maintenance that occur once a year or more often. The report may suggest preventive maintenance to make the listed item last longer.*

All inquiries relating to RFP DS-19-02 must be emailed to:

Blaine Harasimiuk, Manager of Inspection Services and Sustainability Practices
Regional District Fraser-Fort George
155 George Street
Prince George BC V2L 1P8
bharasimiuk@rdffg.bc.ca

Questions will be entertained from July 24, 2019 to August 16, 2019.

I/We hereby verify that we have considered this addendum in our proposal submission.

Proponent's Signature

Date