



SUNSHINE COAST REGIONAL DISTRICT

Question and Answers #2

Request for Proposal No. 2337006

Dam Safety Improvement and Upgrades to Chapman, Edwards and McNeil Lakes

Date: July 5, 2023

Item No.1

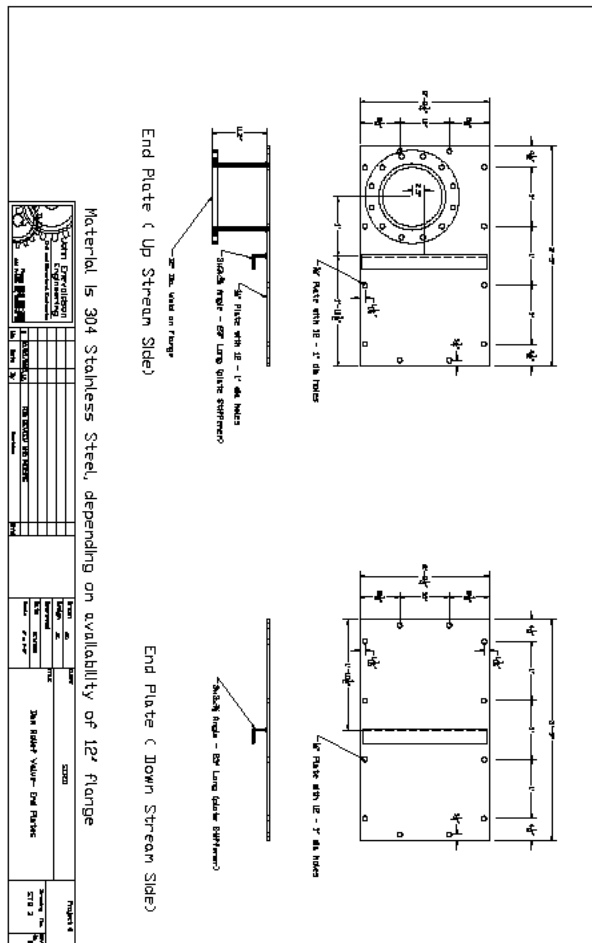
Question: Are these dams for water supply or flood control?

Answer: All for water supply

Item No.2 McNeil Lake

Question: Can you please provide detail on the low level outlet knife gate that was sealed off previously?

Answer: The valve is a Terminal City Gate Valve and not a knife gate. The attached pdf provides the design drawing for the frame that the gate valve is attached to and the following photos show its fabrication and installation.





Item No.3

Question: Can we dewater?

Answer: No, the lake level can not be lowered. You can isolate the area around the work and dewater locally.

Item No.4 McNeil Lake

Question: Can we install a new gate valve on the downstream side of the dam?

Answer: Further to the meeting, we offer the following response: We do not recommend installing the new gate on the downstream side of the dam as the arrangement is more complex structurally as the concrete face on the downstream side would need extending in order to mount the gate, and also the gate operating stem is more vulnerable to damage during flood flows (water flow, debris). In a high flow situation (flow overtopping the dam), the stem will likely be destroyed.

Item No.5 McNeil Lake

Question: What work is being completed on the stop logs?

Answer: The stop logs are to be replaced and a new hoist rack installed to be able to lift them out of the way.

Item No.6 McNeil Lake

Question: With the platform being raised, how much tree removal is required?

Answer: Brush and smaller trees can be removed. The larger cedars need to be kept.

Item No.7 McNeil Lake

Question: Are we replacing the gates?

Answer: Yes, replacing the security gate(s)

Item No.8

Question: Is the DFO and WSA window the same for all three sites?

Answer: Chapman's window for instream work is August only, and Edwards and McNeil is August through October. Chapman can have instream work completed in September / October as long as it meets the additional requirements of the WSA Approval.

Item No.9

Question: The RFP states you have applied for but not received the permit(s) is this accurate?

Answer: We received the approvals (permit) last week.

Item No.10

Question: Is the permit window for two seasons?

Answer: Yes

Item No.11 McNeil

Question: are there any brushing limitations?

Answer: Yes, some brushing / clearing may be completed however any large trees need to be maintained the Contractor will have to work with the ministry of forest.

Item No.12

Question: Can we work 7 days per week?

Answer: The Contractor will need to adhere to the Regional Districts Noise Bylaw. 597 https://www.scrd.ca/wp-content/uploads/2023/04/597-noise-consolidated-to-597_1.pdf and all applicable laws.

Item No.13 McNeil

Question: Can the public access and camp?

Answer: There is camping on the other side of the dam and there is walking access only.

Item No.14

Question: Can we use the South Pender Harbour Water Treatment Plant (SPHWTP) as a laydown area?

Answer: Yes there is a space limitation of roughly 25x25m which can be used for laydown, equipment and trailers, subject to location approved by the Regional District, we anticipate that it will be the back left hand side of the compound. The Contractor will have access to 120V outlet and a hose bib other than that the contractor will have to provide everything else.

Item No.15

Question: Can we house the crew in RVs at the site?

Answer: The Regional District will follow up. Further to meeting: Yes, RVs can be located at the SPHWTP subject to review and approval by the Regional District.

Item No.16 McNeil

Question: Where does the water go?

Answer: The water from McNeil and Harris goes into the SPHWTP to be treated for water distribution. The water from Chapman and Edwards goes down Chapman Creek to a water treatment plant near the Lehigh mine site.

Item No.17 McNeil

Question: Is there a hiking path to McNeil?

Answer: Yes, it is not restricted.

Item No.18 McNeil

Question: Can we put up fencing to keep people out of the area?

Answer: Temporary fencing can be installed around the work area, and you do not have to allow access to that area for the public.

Item No.19 Edwards Lake

Question: Does the water level get lower in the summer?

Answer: Typically 1m down in September depending on weather. Previously it was 3 m down but there is no guarantee, the Regional District will not lower the water levels for this project.

Item No.20 Edwards Lake

Question: For the boom installation if we were to use the existing anchors can you confirm when the existing anchors were installed and if they were load tested at the time?

Answer: 1990 and no they were not load tested.

Item No.21 Edwards

Question: Where can we use a laydown area / working space?

Answer: There is an area behind the siphon pipes that can be used. Any clearing will need to be approved by BC Parks as Edwards and Chapman Dams are in a Class A Provincial Park. The Contractor will have to work with the BC Parks contact Rod Dalziel to meet the BC Parks requirements.

Item No.22 Edwards

Question: If we were going to camp on site would it be permitted and where?

Answer: Yes, subject to approval from BC Parks.

Item No.23 Edwards & Chapman

Question: In the specifications it states that we need to have an office for the SCRD staff where would it be placed on site?

Answer: Onsite accommodations do not need to be a trailer; you could fly us in and out or have a space on site for us to stay as detailed in the specifications.

Item No.24

Question: Is there a certain type of office space requirement?

Answer: The more predominant location could be at the SPHWTP area not at the actual work sites.

Item No.25 Edwards

Question: Is there a trail to the dam at Edwards?

Answer: Depend on the weather, there is no official trail but when the water level is lower you can walk along the beach.

Item No.26

Question: Can you walk to Chapman from Edwards?

Answer: Yes, from the Tetrahedron Park access road it is about 2 hours.

Item No.27 Edwards

Question: For Edwards is there any fish?

Answer: Not that we are aware of, however, it is still subject to the Least Risk Fisheries Window.

Item No.28 Edwards and Chapman

Question: Does the Edwards site also feed Chapman Creek?

Answer: Yes, when we are in high demand for water.

Item No.29 Edwards

Question: Can the Regional District control the valves via computer?

Answer: Yes, utilizing our SCADA system, the Regional District will need to have access to all the remotely operated equipment and siphon during the course of the construction.

Item No.30 Chapman

Question: Will we be rotating the spool piece / valve?

Answer: Yes, it is to be rotated to vertical when the new valve is installed.

Item No.31 Chapman

Question: Will the Regional District need to activate the valve during the construction period?

Answer: Yes, we will need to be able to control the valve to manage the flow released through the dam until lake levels drop below the outlet elevation.

Item No.32 Chapman

Question: Do the bugs get bad up here?

Answer: Not really. They are not as bad as they used to be.

Item No.33 Chapman

Question: Is there another intake downstream?

Answer: No

Item No.34 Chapman

Question: There is reference to the rock on the drawings on the downstream side of the dam. What does this depict or what is the required approach?

Answer: The drawing is letting you know that there is a large rock downstream of the dam, and it is not just a drop off.

Item No.35 Chapman

Question: Do we need to protect it from erosion?

Answer: Yes, the hillside will need to be protected when we are evaluating the platform and doing other work, please adhere to the BC Parks requirements.

Item No.36 Chapman

Question: Does this dam currently have a flange valve?

Answer: Yes.

Item No.37

Question: Do you have / provide access to Star link out here?

Answer: We have star link and could make arrangements for access.

Item No.38 Chapman

Question: Is there trails close to here?

Answer: Yes, but it takes a few hours of hiking to get out.

Item No.39

Question: Do you have an approved budget for this project?

Answer: Yes, goal is to go to our committee and board as soon as possible for contract execution. The date we are trying to obtain approval for is July 28.

Item No.40 Chapman

Question: Does the water level drop?

Answer: Yes, we do not guarantee how much the water level will drop please see the photos of last year's water levels.

Item No.41

Question: Would the Regional District accept email submissions instead of over BC Bid?

Answer: Yes, please see addendum no. 2 and carefully review the T&C related to email submissions.

Item No.42

Question: Please provide all related correspondence and environmental reports/documents submitted for environmental approval, received from the respective regulatory agencies, and otherwise related to this project

Answer: Water Sustainability Act Section 11 approvals will be provided by addendum.

Item No.43

Question: As per P.19 of the RFP PDF: "The works that are partially inside the watercourses (body of water) buffer zone (or riparian area) are only permitted to be constructed during the Least Risk Fisheries Window between August 1st and October 31st; 2023." Please clearly indicate what work will be permitted to take place outside the Least Risk Fisheries Window.

Answer: Any work which occurs above the high water mark is permitted outside of the Least Risk Fisheries Window. This includes both the permanent and temporary works.

Item No.44

Question: Will any engineering work be required by the Contractor besides seal of shop drawings? If so, please specify.

Answer: None envisioned at this time, apart from anything associated with temporary works.

Item No.45

Question: p.9 & 10 of the RFP PDF state "installation of debris boom" for Chapman Lake, and "Supply and installation of a debris boom" on Edwards Lake. Please confirm whether the debris boom on Chapman Lake is installation only, or if this is supply and install.

Answer: Supply and install.

Item No.46

Question: When does the Regional District intend to award the contract? This will be important to know for scheduling considerations.

Answer: Please see answer to item no 39.

Item No.47

Question: Provide hydrology info showing lake levels throughout the year.

Answer: information to follow.

Item No.48

Question: We cannot currently think of a feasible solution to install the gates on the upstream side of the dams if the water level cannot be lowered. Would the SCR D be open to installing the gates on the downstream side to avoid dewatering? This would also reduce environmental, water quality, and water level concerns. This would also provide easier accessibility for future maintenance.

Answer: The Edwards sluice gate cannot be installed on the downstream side as there is inadequate space to anchor the gate frame. The McNeil Lake gate is being reviewed per Question 4. The Chapman gate is already located on the downstream side.

Item No.49

Question: As per P.62 of the RFP PDF, "Ensure Work does not interrupt McNeil Lake Dam, Chapman Lake Dam and Edwards Lake Dam operations or maintenance activities." Please confirm expected operations and maintenance activities that may interfere with construction activities.

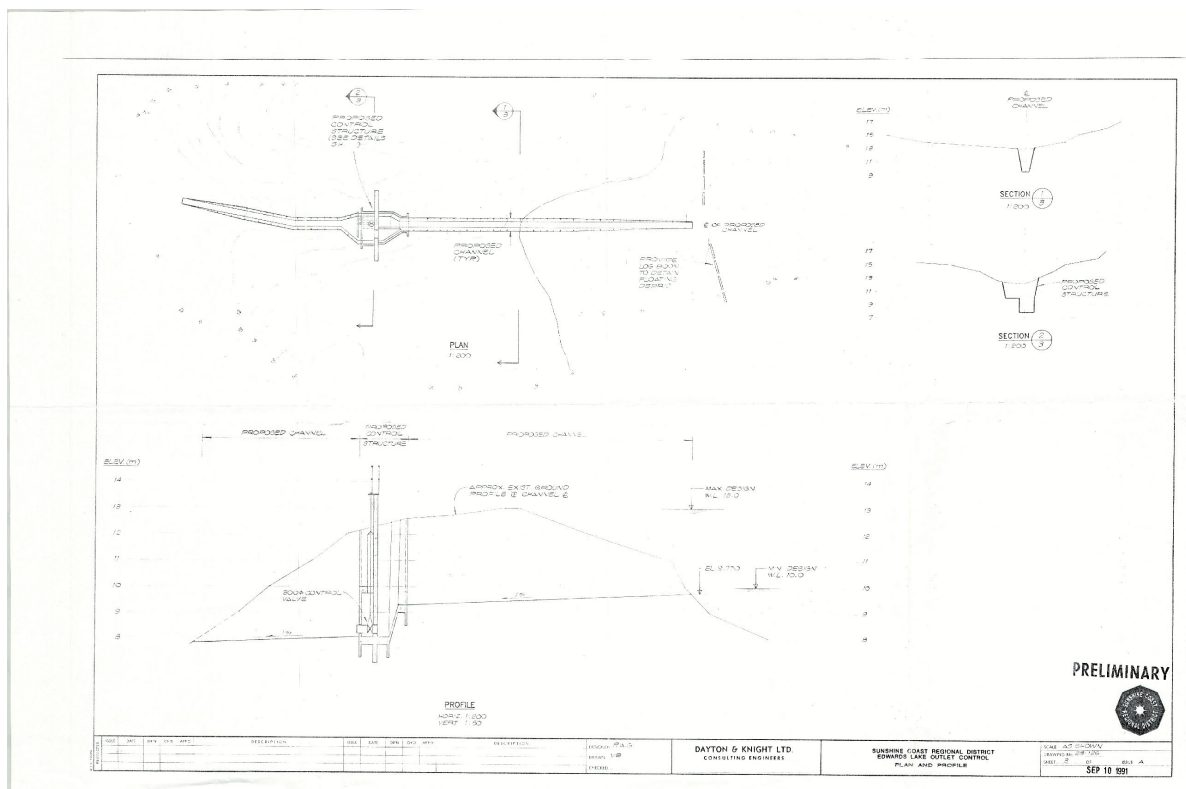
Answer: Access to and continuous operation of the flow release valves, gauges and siphons.

Item No.50

Question: Please provide shop drawings of the existing Gate Valves / Knife Valve.

Answer: We do not have shop drawings of the valves. See Question 2 for detail on the McNeil Dam gate valve.

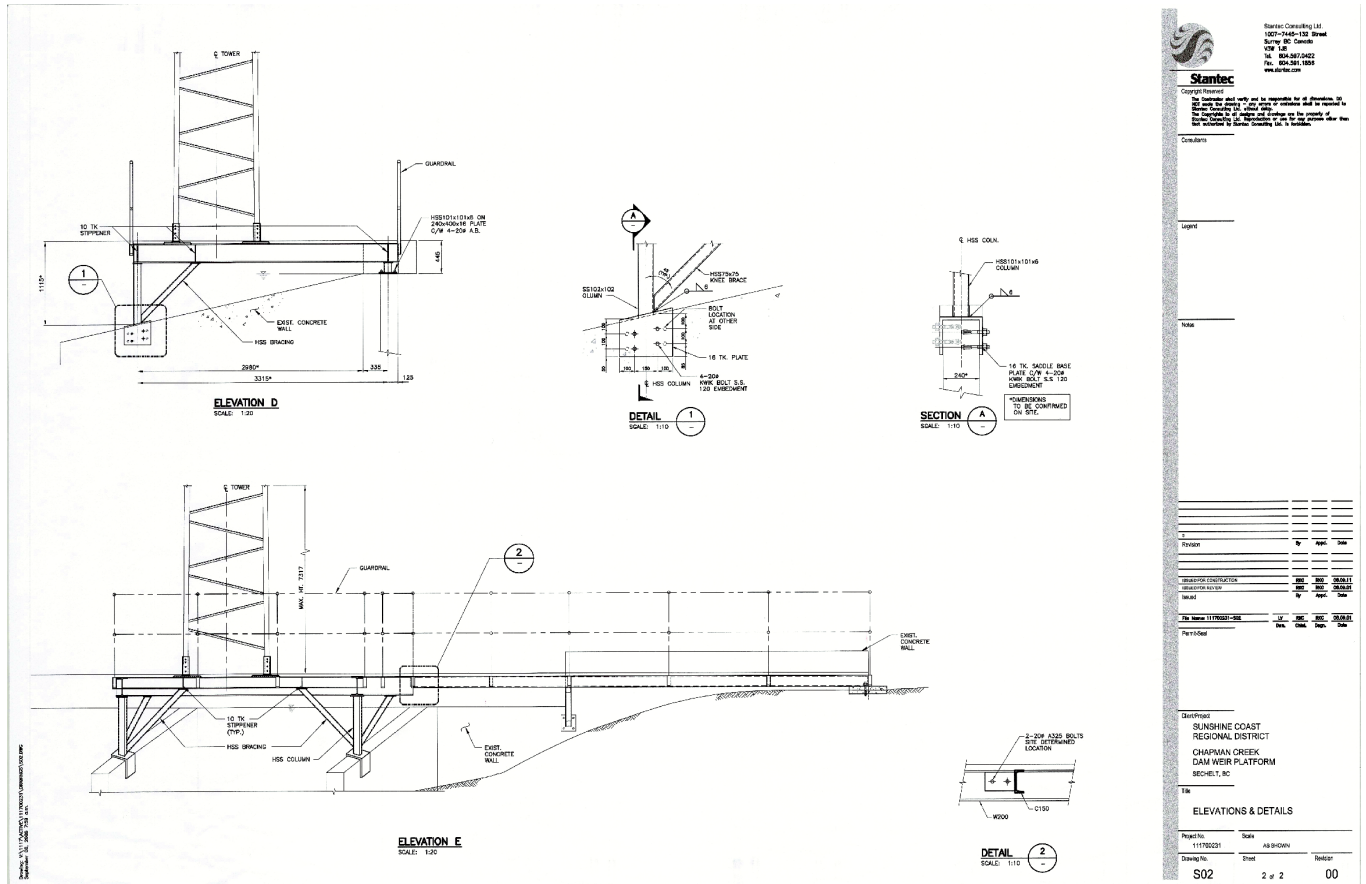
Edwards Lake Dam valve information can be found on the design drawings in the following file:

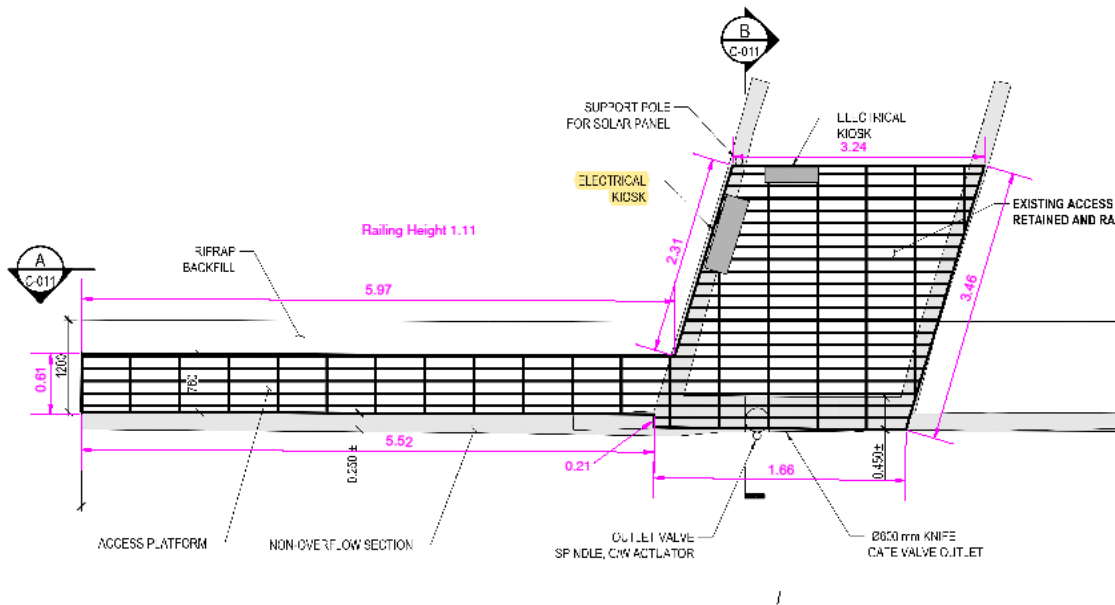


Item No.51

Question: Please provide shop drawings of the existing Access Platforms.

Answer: We do not have shop drawings for the existing platforms. The Edwards Lake Dam platform design can be found in Question 50. The two attached files following provide design drawings for the Chapman Lake Dam platform (note: the tower shown on the drawings was not constructed).





Item No.52

Question: Please provide the historic water levels at the proposed time of construction, for all dam locations.

Answer: Will be provided in response to Question 47.

Item No.53

Question: Can we please have an extension of the closing date and time to July 14th or 17th to allow for potential suppliers to have sufficient time to reply with detailed costing?

Answer: See Addendum No.2 item No.1 unfortunately, due to tight turn around times we are unable to extend the closing date and time to the requested date above. However, we have extended the closing date and time to July 13, 2023 at noon.

Photos of Chapman Water Levels 2022



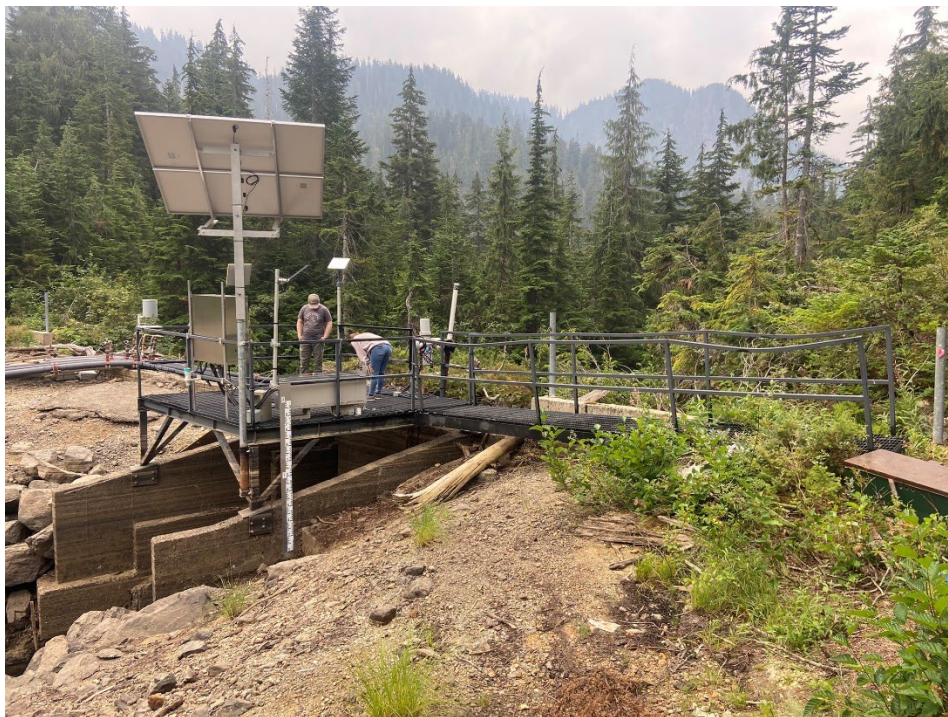
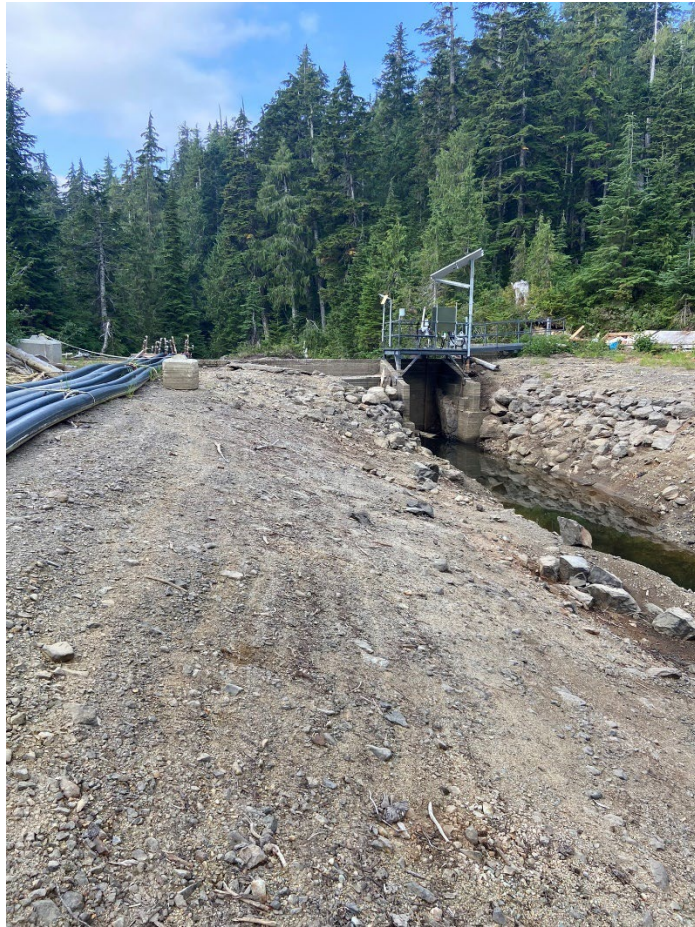






Photo of Edwards Lake Water Levels 2022

