



# Sunshine Coast Regional District

# Request for Proposal

**Number: 2437011**

**for**

## **Roof Replacement Trout Lake Water Treatment Plant**

**Issue Date:**

**April 10, 2024**

**Closing Date of**

**May 13, 2024 at 3:00 PM local time**

**OPTIONAL SITE MEETING:** An optional site meeting will be held on April 25, 2024 at 1:30 pm local time at 8723 Sunshine Coast Hwy Halfmoon Bay, BC. Proponents need to RSVP by April 24, 2024 to [purchasing@scrd.ca](mailto:purchasing@scrd.ca) if no RSVPs are received the site meeting may be cancelled.

**CONTACT:** All enquiries related to this Request for Proposal, including any requests for information and clarification, are to be submitted by April 29 2024 and directed, in writing, to [purchasing@scrd.ca](mailto:purchasing@scrd.ca), who will respond if time permits with a Q&A on BCBid by May 3, 2024. Information obtained from any other source is not official and should not be relied upon. Enquiries and any responses providing new information will be recorded and posted to BC Bid or otherwise distributed to prospective Proponents.

**DELIVERY OF PROPOSALS:** Proposals must be in English and must be submitted using one of the submission methods below, and must either (1) include a copy of this cover page that is signed by an authorized representative of the Proponent or (2) be submitted by using the e-bidding key on BC Bid (if applicable), in accordance with the requirements set out in the RFP.

**BC Bid Electronic Submission:** Proponents may submit an electronic proposal using BC Bid. Proposals must be submitted in accordance with the BC Bid requirements and e-bidding key requirements (found at <https://www.bcbid.gov.bc.ca/>). Only pre-authorized electronic bidders registered on the BC Bid system can submit an electronic proposal using the BC Bid system. Use of an e-bidding key is effective as a signature.

**OR**

**Hard Copy Submission:** Proponents must submit **ONE (1)** hard-copies and **ONE (1)** electronic copy on a USB Drive of the proposal. Proposals submitted by hard copy must be submitted by hand or courier to:

**Sunshine Coast Regional District  
1975 Field Road  
Sechelt, BC V7Z 0A8**

Regardless of submission method, proposals must be received before Closing Time to be considered.

### **CONFIRMATION OF PROPONENT'S INTENT TO BE BOUND:**

The enclosed proposal is submitted in response to the referenced Request for Proposal, including any Addenda. By submitting a proposal the Proponent agrees to all of the terms and conditions of the RFP including the following:

- a) The Proponent has carefully read and examined the entire Request for Proposal;
- b) The Proponent has conducted such other investigations as were prudent and reasonable in preparing the proposal; and
- c) The Proponent agrees to be bound by the statements and representations made in its proposal.

**PROPONENT NAME (please print):** \_\_\_\_\_

**NAME OF AUTHORIZED REPRESENTATIVE (please print):** \_\_\_\_\_

**SIGNATURE OF AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

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## 1. GENERAL TERMS & CONDITIONS

### 1.1 DEFINITIONS

Throughout this Request for Proposal, the following definitions apply:

**"Addenda"** means all additional information regarding this RFP, including amendments to the RFP;

**"BC Bid"** means the BC Bid website located at <https://www.bcbid.gov.bc.ca/>;

**"Closing Location"** includes the location or email address for submissions indicated on the cover page of this RFP, or BC Bid, as applicable;

**"Closing Time"** means the closing time and date for this RFP as set out on the cover page of this RFP;

**"Contract"** means the written agreement resulting from the RFP executed by the Regional District and the successful Proponent;

**"Contractor"** means the successful Proponent to the RFP who enters into a Contract with the Regional District;

**"Must"**, or **"mandatory"** means a requirement that must be met in order for a proposal to receive consideration;

**"Proponent"** means a person or entity (excluding its parent, subsidiaries or other affiliates) with the legal capacity to contract, that submits a proposal in response to the RFP;

**"Proposal"** means a written response to the RFP that is submitted by a Proponent;

**"Request for Proposals"** or **"RFP"** means the solicitation described in this document, including any attached or referenced appendices, schedules or exhibits and as may be modified in writing from time to time by the Regional District by Addenda; and

**"Should"**, **"may"** or **"weighted"** means a requirement having a significant degree of importance to the objectives of the Request for Proposals.

**"SCRD"**, **"Regional District"**, **"Organization"**, **"we"**, **"us"**, and **"our"** mean Sunshine Coast Regional District.

### 1.2 FORM OF PROPOSAL

This Proposal must be completed in its entirety. Failure to properly complete this Proposal form may cause your Proposal to be rejected. The signing officer must initial all corrections. The Sunshine Coast Regional District (Regional District) reserves the right to permit a correction, clarification or amendment to the Proposal or to correct minor errors and irregularities.

### 1.3 SUBMISSION OF PROPOSAL

- a) Proposals must be submitted before Closing Time to the Closing Location using one of the submission methods set out on the cover page of this RFP. Proposals must not be sent by fax. The Proponent is solely responsible for ensuring that, regardless of submission method selected, the Regional District receives a complete Proposal, including all attachments or enclosures, before the Closing Time.
- b) For electronic submissions (BC Bid or email), the following applies:
  - (i) The Proponent is solely responsible for ensuring that the complete electronic Proposal, including all attachments, is received before Closing Time;

- (ii) The Regional District limits the maximum size of any single email message to 20MB or less.
  - (iii) Proponents should endeavour to submit emailed proposal submissions in a single message and avoid sending multiple email submissions for the same opportunity. If an electronic submission exceeds the applicable maximum single message size, the Proponent may make multiple submissions (BC Bid upload or multiple emails for the same opportunity). Proponents should identify the order and number of emails making up the email proposal submission (e.g. "email 1 of 3, email 2 of 3...");
  - (iv) For email proposal submissions sent through multiple emails, the Regional District reserves the right to seek clarification or reject the proposal if the Regional District is unable to determine what documents constitute the complete proposal;
  - (v) Attachments must not be compressed or encrypted, must not contain viruses or malware, must not be corrupted, and must be able to be opened using commonly available software (e.g. Adobe Acrobat). Proponents submitting by electronic submission are solely responsible for ensuring that any emails or attachments are not corrupted. The Regional District has no obligation to attempt to remedy any message or attachment that is received corrupted or cannot be viewed. The Regional District may reject proposals that are compressed encrypted, cannot be opened or that contain viruses or malware or corrupted attachments.
- c) For BC Bid e-submissions only pre-authorized e-bidders registered on BC Bid can submit electronic bids on BC Bid. BC Bid is a subscription service (\$150 per year) and the registration process may take two business days to complete. If using this submission method, Proponents should refer to the BC Bid website or contact BC Bid Helpdesk at 250-387-7301 for more information. An electronic proposal submitted on BC Bid must be submitted using the e-bidding key of an authorized representative of the Proponent. Using the e-bidding key of a subcontractor is not acceptable.
  - d) For email proposal submissions, including any notices of amendment or withdrawal referred to in Section 1.6, the subject line of the email and any attachment should be clearly marked with the name of the Proponent, the RFP number and the project or program title.
  - e) The Regional District strongly encourages Proponents using electronic submissions to submit proposals with sufficient time to complete the upload and transmission of the complete proposal and any attachments before Closing Time.
  - f) The Proponent bears all risk associated with delivering its Proposal by electronic submission, including but not limited to delays in transmission between the Proponent's computer and the Regional District Electronic Mail System or BC Bid.

- g) While the Regional District may allow for email proposal submissions, the Proponent acknowledges that email transmissions are inherently unreliable. The Proponent is solely responsible for ensuring that its complete email proposal submission and all attachments have been received before Closing Time. If the Regional District Electronic Mail System rejects an email proposal submission for any reason, and the Proponent does not successfully resubmit its proposal by the same or other permitted submission method before Closing Time, the Proponent will not be permitted to resubmit its proposal after Closing Time. The Proponent is strongly advised to contact the Regional District Contact immediately to arrange for an alternative submission method if:

- (i) the Proponent's email proposal submission is rejected by the Regional District Electronic Mail System; or
- (ii) the Proponent does not receive an automated response email from the Regional District confirming receipt of each and every message transmitted, within a half hour of transmission by the Proponent.

An alternate submission method may be made available, at the Regional District's discretion, immediately to arrange for an alternative submission method, and it is the Proponent's sole responsibility for ensuring that a complete proposal (and all attachments) submitted using an approved alternate submission method is received by the Regional District before the Closing Time. The Regional District makes no guarantee that an alternative submission method will be available or that the method available will ensure that a Proponent's proposal is received before Closing Time.

#### **1.4 SIGNATURE REQUIRED**

Proposals must be properly signed by an officer, employee or agent having authority to bind the Proponent by that signature.

#### **1.5 CLARIFICATIONS, ADDENDA & MINOR IRREGULARITIES**

If any Proponent finds any inconsistencies, errors or omissions in the proposal documents or requires information, clarification of any provision contained therein, they shall submit their query in writing or email, addressed as follows:

Purchasing Division  
Sunshine Coast Regional District  
1975 Field Road, Sechelt, BC V7Z 0A8

[purchasing@scrd.ca](mailto:purchasing@scrd.ca)

Any interpretation of, addition to, deletions from or any corrections to the proposal documents will be issued as written addendum by the Regional District.

All Addenda will be posted on BC Bid. It is the sole responsibility of the Proponent to check for Addenda on BC Bid. Proponents are strongly encouraged to subscribe to BC Bid's email notification service to receive notices of Addenda.

#### **1.6 WITHDRAWAL OR REVISIONS**

Proposals or revisions may be withdrawn by written notice provided such a notice of withdrawal is received prior to the closing date and time. Proposals withdrawn will be returned to the Proponent unopened. Revisions to the proposals already received shall be submitted only by electronic mail, or signed letter. The revision must state only the amount by which a figure is to be increased or decreased, or specific directions as to the exclusions or inclusion of particular words.

#### **1.7 CONDUCT OF THE CONTRACT**

Unless otherwise specified within this document, any queries regarding this Request for Proposal are to be directed to [purchasing@scrd.ca](mailto:purchasing@scrd.ca). No other verbal or written instruction or information shall be relied upon by the Bidder, nor will they be binding upon the Regional District.

#### **1.8 CONFLICT OF INTEREST/NO LOBBYING**

- (a) A Proponent may be disqualified if the Proponent's current or past corporate or other interests, or those of a proposed subcontractor, may, in the Regional District's opinion, give rise to an actual or potential conflict of interest in connection with the services described in the RFP. This includes, but is not limited to, involvement by a Proponent in the preparation of the RFP or a relationship with any employee, contractor or representative of the Regional District involved in preparation of the RFP, participating on the evaluation committee or in the administration of the Contract. If a Proponent is in doubt as to whether there might be a conflict of interest, the Proponent should consult with the Regional District Contact prior to submitting a proposal. By submitting a proposal, the Proponent represents that it is not aware of any circumstances that would give rise to a conflict of interest that is actual or potential, in respect of the RFP.

- (b) A Proponent must not attempt to influence the outcome of the RFP process by engaging in lobbying activities. Any attempt by the Proponent to communicate, for this purpose directly or indirectly with any employee, contractor or representative of the Regional District, including members of the evaluation committee and any elected officials of the Regional District, or with the media, may result in disqualification of the Proponent.

#### **1.9 CONTRACT**

By submitting a proposal, the Proponent agrees that should its proposal be successful the Proponent will enter into a Contract with the Regional District on substantially the same terms and Conditions set out in [www.scrd.ca/bid](http://www.scrd.ca/bid) and such other terms and conditions to be finalized to the satisfaction of the Regional District, if applicable.

#### **1.10 SUSTAINABLE PROCUREMENT**

The Regional District adheres to its sustainable consideration factors. Proposals will be considered not only on the total cost of services, but Proposals that addresses the environment and social factors.

#### **1.11 INVOICING AND PAYMENT**

Unless otherwise agreed, the Regional District payment terms are Net 30 days following receipt of services or approved invoices, whichever is later. Original invoices are to be forwarded to the accounts payable department of the Regional District. The purchase order number assigned by the Regional District must be stated on the invoice otherwise payment may be delayed.

#### **1.12 PRICING, CURRENCY AND TAXES**

Offered prices are to be attached as a price schedule in Canadian dollars with taxes stated separately when applicable.

#### **1.13 IRREVOCABLE OFFER**

This Proposal must be irrevocable for 90 days from the Proposal closing date and time.

#### **1.14 TIME IS OF THE ESSENCE**

Time shall be of the essence in this contract.

#### **1.15 ASSIGNMENT**

The Proponent will not, without written consent of the Regional District, assign or transfer this contract or any part thereof.

#### **1.16 OWNERSHIP OF DOCUMENTS & FREEDOM OF INFORMATION**

All documents submitted in response to this Request for Proposal shall become the property of the Regional District and as such will be subject to the disclosure provisions of the *Freedom of Information and Protection of Privacy Act* and any requirement for disclosure of all or a part of a Proposal under that Act.

The requirement for confidentiality shall not apply to any Proposal that is incorporated into a Contract for the Work. Further, the Regional District may disclose the top scoring proponent's aggregate pricing to the Regional District Board at a public meeting, when making a recommendation for the award of the Contract.

For more information on the application of the Act, go to [http://www.cio.gov.bc.ca/cio/priv\\_leg/index.page](http://www.cio.gov.bc.ca/cio/priv_leg/index.page).

#### **1.17 AWARD OF CONTRACT**

The Purchasing Policy at the Regional District offers contracts to businesses through an open, fair and consistent competitive bidding process. This ensures that the Regional District will receive the best overall value for the goods and services it requires. The Regional District reserves the right to cancel, award all or part of the scope of work described in this document to a single Proponent or may split the award with multiple Proponents.

All awards are subject to Board approval that meets the needs as determined by the Board. The Regional District, in receipt of a submission from a Proponent, may in its sole discretion consider the Proponent to have accepted the terms and conditions herein, except those expressly excluded or changed by the Proponent in writing.

The RFP shall not be construed as an agreement to purchase goods or services. The lowest priced or any proposal will not necessarily be accepted. The RFP does not commit the Regional District in any way to award a contract and that no legal relationship or obligation regarding the procurement of any good or service will be created between Regional District and the proponent unless and until Regional District and the proponent execute a written agreement for the Deliverables

#### **1.18 COST OF PROPOSAL**

The Proponent acknowledges and agrees that the Regional District will not be responsible for any costs, expenses, losses, damage or liability incurred by the Proponent as a result of or arising out submitting a Proposal for the proposed contract or the Regional District's acceptance or non-acceptance of their proposal. Further, except as expressly and specifically permitted herein, no Proponent shall have any claim for any compensation of any kind whatsoever, as a result of participating in this RFP, and by submitting a proposal each Proponent shall be deemed to have agreed that it has no claim.

#### **1.19 PROPONENT'S RESPONSIBILITY**

It is the Proponent's responsibility to ensure that the terms of reference contained herein are fully understood and to obtain any further information required for this proposal call on its own initiative. The Regional District reserves the right to share, with all proponents, all questions and answers related to this bid call.

#### **1.20 EVALUATIONS**

Proposals will be evaluated in private, including proposals that were opened and read in public, if applicable. Proposals will be assessed in accordance with the evaluation criteria.

If only one Proposal is received, the Regional District reserves the right to open the Proposal in private or if the total bid price exceeds the estimated budget for the Contract, the Regional District may cancel and re-tender, accept, not accept and cancel or re-scope the Work seeking a better response, with or without any substantive changes being made to the solicitation documents. If more than one Proposal is received from the same Proponent, the last Proposal received, as determined by the Regional District, will be the only Proposal considered.

#### **1.21 ACCEPTANCE OF TERMS**

The submission of the Proposal constitutes the agreement of the Proponent that all of the terms and conditions of the RFP are accepted by the Proponent and incorporated in its Proposal, except those conditions and provisions which are expressly excluded and clearly stated as excluded by the Proponent's proposal.

#### **1.22 MANDATORY REQUIREMENTS**

Proposals not clearly demonstrating that they meet the mandatory requirements will receive no further consideration during the evaluation process.

### **1.23 INSURANCE & WCB**

The Proponent shall obtain and continuously hold for the term of the contract, insurance coverage with the Regional District Listed as "Additional Insured" the minimum limits stated in CCDC 41 and GC 11.1. Summary of highlighted insurance requirements below

- (a) General liability insurance shall be with limits of not less than \$10,000,000 per occurrence.
- (b) Automobile liability insurance in respect of vehicles that are required by law to be insured under a contract by a Motor Vehicle Liability Policy, shall have limits of not less than \$10,000,000 inclusive per occurrence for bodily injury, death and damage to property, covering all vehicles owned or leased by the Contractor
- (c) "Broad form" property insurance shall have limits of not less than the sum of 1.1 times Contract Price and the full value, as stated in the Contract, of Products and design services that are specified to be provided by the Owner for incorporation into the Work, with a deductible not exceeding \$10,000.
- (d) Boiler and machinery insurance shall have limits of not less than the replacement value of the permanent or temporary boilers and pressure vessels, and other insurable objects forming part of the Work.
- (e) Contractors' equipment insurance coverage written on an "all risks" basis covering Construction Equipment used by the Contractor for the performance of the Work, shall be in a form acceptable to the Owner and shall not allow subrogation claims by the insurer against the Owner.
- (f) Contractors' Pollution liability insurance shall have limits of not less than \$5,000,000 per occurrence for bodily injury, death and damage to property.
- (g) Professional Liability insurance with limits of not less than \$1,000,00 per claim and the aggregate limit of not less than \$2,000,000 within any policy year.
- (h) A provision requiring the Insurer to give the Owners a minimum of 30 days' notice of cancellation or lapsing or any material change in the insurance policy;

The Proponent must comply with all applicable laws and bylaws within the jurisdiction of the work. The Proponent must further comply with all conditions and safety regulations of the Workers' Compensation Act of British Columbia and must be in good standing during the term of any contract entered into from this process.

### **1.24 COLLUSION**

Except otherwise specified or as arising by reason of the provisions of these documents, no person, or corporation, other than the Proponent has or will have any interest or share in this proposal or in the proposal contract which may be completed in respect thereof. There is no collusion or arrangement between the Proponent and any other actual or prospective Proponent in connection with proposals submitted for this project and the Proponent has no knowledge of the context of other proposals and has no comparison of figures or

agreement or arrangement, express or implied, with any other party in connection with the making of the proposal.

### **1.25 CONFLICT OF INTEREST**

Proponents shall disclose in its Proposal any actual or potential conflict of interest and existing business relationship it may have with the Regional District, its elected or appointed officials or employees.

### **1.26 LIABILITY FOR ERRORS**

While the Regional District has used considerable efforts to ensure an acute representation of information in these bid documents, the information contained is supplied solely as a guideline for Proponents. The information is not guaranteed or warranted to be accurate by the Regional District nor is it necessarily comprehensive or exhaustive.

### **1.27 TRADE AGREEMENTS**

This RFP is covered by trade agreements between the Regional District and other jurisdictions, including the following:

- a) Canadian Free Trade Agreement; and
- b) New West Partnership Trade Agreement.

### **1.28 LAW**

This contract and any resultant award shall be governed by and construed in accordance with the laws of the Province of British Columbia, which shall be deemed the proper law thereof.

### **1.29 REPRISAL CLAUSE**

Tenders will not be accepted by the Regional District from any person, corporation, or other legal entity (the "Party") if the Party, or any officer or director of a corporate Party, is, or has been within a period of two years prior to the tender closing date, engaged either directly or indirectly through another corporation or legal entity in a legal proceeding initiated in any court against the Regional District in relation to any contract with, or works or services provided to, the Regional District; and any such Party is not eligible to submit a tender.

### **1.30 FORCE MAJEURE (ACT OF GOD)**

Neither party shall be liable for any failure of or delay in the performance of this Agreement for the period that such failure or delay is due to causes beyond its reasonable control including but not limited to acts of God, war, strikes or labour disputes, embargoes, government orders or any other force majeure event. The Regional District may terminate the Contract by notice if the event lasts for longer than 30 days.

### **1.31 CONFIDENTIAL INFORMATION OF PROPONENT**

A proponent should identify any information in its proposal or any accompanying documentation supplied in confidence for which confidentiality is to be maintained by Regional District. The confidentiality of such information will be maintained by Regional District, except the total proposed value, which must be publicly released for all proposals, or otherwise required by the Freedom of Information and Protection of Privacy Act ("FOIPPA"), law or by order of a court or tribunal. Proponents are advised that their proposals will, as necessary, be disclosed, on a confidential basis, to



advisers retained by Regional District to advise or assist with the RFP process, including the evaluation of proposals. If a proponent has any questions about the collection and use of personal information pursuant to this RFP, questions are to be submitted to the RFP Contact.

### **1.32 DISPUTE RESOLUTION**

All unresolved disputes arising out of or in connection with this Proposal or in respect of any contractual relationship associated therewith or derived therewith shall be referred to and finally resolved by arbitration as prescribed by Mediate BC services pursuant to its rules, unless otherwise mutually agreed between the parties.

### **1.33 DEBRIEFING**

At the conclusion of the RFP process, all Proponents will be notified. Proponents may request a debriefing meeting with the Regional District.

- a) Unless the RFP states otherwise, the Regional District will accept proposals where more than one organization or individual is proposed to deliver the services described in the RFP, so long as the proposal identifies the lead entity that will be the Proponent and that will have sole responsibility to deliver the services under the Contract. The Regional District will enter into a Contract with the Proponent only. The evaluation of the Proponent will include evaluation of the resources and experience of proposed sub-contractors, if applicable.
- b) All subcontractors, including affiliates of the Proponent, should be clearly identified in the proposal.
- c) A Proponent may not subcontract to a firm or individual whose current or past corporate or other interests, may, in the Regional District's opinion, give rise to an actual or potential conflict of interest in connection with the services described in the RFP. This includes, but is not limited to, involvement by the firm or individual in the preparation of the RFP or a relationship with any employee, contractor or representative of the Regional District involved in preparation of the RFP, participating on the evaluation committee or in the administration of the Contract. If a Proponent is in doubt as to whether a proposed subcontractor might be in a conflict of interest, the Proponent should consult with the Regional District Contact prior to submitting a proposal. By submitting a proposal, the Proponent represents that it is not aware of any circumstances that would give rise to a conflict of interest that is actual or potential, in respect of the RFP.
- d) Where applicable, the names of approved subcontractors listed in the proposal will be included in the Contract. No additional subcontractors will be added nor other changes made to this list in the Contract without the written consent of the Regional District.

### **1.34 HOLDBACK**

Invoices are subject to a holdback, the Regional District shall hold back 10%, or other percentage as required by

the Builders Lien Act, of any amounts due to the Contractor as a builder's lien holdback. No interest or other charges shall accrue on any amounts retained.

### **1.35 SUBSTANTIAL PERFORMANCE**

The successful Proponent shall advise the Regional District when the work has reached substantial performance and shall review all completed work with the Regional District for the purposes of final inspection, deficiencies and commissioning. Any deficiencies identified the successful Proponent is required to provide the Regional District with a reasonable time period for the correction. The Regional District will provide acknowledgment of those corrections and time frame. The Regional District will conduct further inspections.

### **1.36 HOLDBACK RELEASE**

The Regional District shall pay any builders lien holdbacks as required by the Builders Lien Act, or on such other dates as required by law but the Regional District may hold back the amounts for any deficiencies of filed builder's liens. The successful Proponent will provide the Regional District with a written request for its release, with a clearance letter from the Workers' Compensation Board, a certification of Substantial Performance and/or any written report confirming the satisfaction from the Regional District that all monies owing to the successful Proponent's workers, subcontractors, material and equipment suppliers and government agencies have been satisfactorily paid.

### **1.37 CLEANUP**

The successful Proponent will maintain the site in a clean and orderly condition.

Upon attaining Substantial Performance, the successful Proponent shall remove all surplus products, tools, construction machinery and equipment relating to the work that is not required for the performance of the remaining work. The successful Proponent shall also remove waste, debris and waste products other than that cause by the Regional District or other Contractors, and leave the place of work clean and suitable for occupancy by the Regional District unless otherwise specified in the contract documents or directed.

If the successful Proponent fails or refused to remove all such products, materials, equipment and waste within a reasonable time after achieving Substantial Performance, the Regional District will issue a written notice to the Successful Proponent to remedy such failure or refusal by providing a reasonable time, the Regional District may do or cause to be done the removal and all reasonable resulting costs incurred by the Regional District may be deducted from any amounts owing to the successful Proponent.

## **2. INTRODUCTION**

### **2.1 Purpose**

The Regional District is seeking a qualified Contractor to provide professional design, drafting and engineering services, and to complete the demolition and construction in like for like roof replacement with the drafted/engineered design. The Regional District is requesting a roof structure that is suitable for the wet environment over a water contact tank. The project budget for this project is in the amount up to \$100,000.

## **3. SITUATION/OVERVIEW**

### **3.1 Background**

The Trout Lake Water Treatment plant located at 8723 Sunshine Coast Hwy in Halfmoon Bay British Columbia currently has a flat roof structure which is failing along with the roof membrane. The Regional District does not have any as-built drawings for the existing structure and/or roof. The existing structure is 2x wood member framing, sheeted in plywood with a flat roof membrane. The Regional District is engaging Contractor to propose a solution for the removal the exiting roof, the design, construction, and installation of a replacement roof for the facility. It is preferred that the replacement will be pre constructed and installed immediately upon this removal of the existing roof. The Regional District would prefer the replacement be more durable than the existing structures exposed wood framing members, and ideally slope to one (1) end to prevent pooling of water and leaks into the tanks.

### **3.2 Scope**

#### **3.2.1 Design**

The Contractor will be required to:

- a) Measure and confirm all structure dimensions.
- b) Provide all drawings which will include but is not limited to:
  - a. Design sets to the Regional District for review and comments at the following milestones:
    - i. 50%
    - ii. 90%
    - iii. 100%
  - b. IFC drawingsAll final drawings will need to be signed and sealed by an architect or engineer.
- c) Provision Site Specific Plans which will include but is not limited to:
  - a. Site management plan.
  - b. Environmental management plan.
  - c. Emergency management plan.
  - d. A demolition plan.

The Contractor will need to provide a draft plan for the Regional District review and input prior to the commencement of the work. Once the plan has been finalized the Contractor will need to submit the final reports to the Regional District for their records.

- d) Meet and consult with the Regional District on a routine basis.
- e) Coordinate the demolition and construction schedule with the Regional District team.



### **3.2.2 Build / Construction Requirements**

The Contract will:

- a) Be the prime Contractor and will be responsible for the overall demolition of the existing roof structure and the installation of the new roof.
- b) Arrange for all logistics and the preparation of the site including roof and site access.
- c) Be responsible for all transportation, supply and installation of all components and for all construction activities and site restoration to previous condition as is reasonable possible.
- d) Be responsible for all site safety including closure signs and fencing (if required), the Regional District will need to have access to the site and the water treatment plant at all times.
- e) Be responsible for the disposal of all excess debris and the existing roof structure, all materials will need to be removed and transported off site for disposal, recycling or reuse.
- f) Will provide as built drawings in electronic format that have been signed and sealed by an architect or engineer.

The Regional district will be responsible for:

- a) All public communication (if required).

### **3.2.3 Optional Work**

The Regional District may request the Contractor to perform optional services for the inclusion of roof access hatch and ladder. The Contractor will be responsible for determining the correct roof access hatch and ladder for the site, incorporate it into the design, installing it and ensuring all safety requirements are met which includes but is not limited to any fall arrest requirements.

The Regional District would prefer a roof hatch and scissor stair unit similar to the one (1) depicted in Appendix 2. Any roof hatch and stair unit will need to be watertight and be approved by the Regional District prior to installation.

## **4. CONTRACT**

### **4.1 General Contract Terms and Conditions**

Proponents should review carefully the terms and conditions set out in the CCDC 14 Design Build Contract. Contract terms can be found in Appendix X.

### **4.2 Environmental Requirements**

The Contractor will complete all the work in a manner that does not contaminate or pose risk to the water system. The Contractor will have to be perform a manual demolition or suitable alternative to ensure that there is no contamination to the system. The Regional District will closely monitor the work and notify the Contractor if there is any contamination, the Contractor will be responsible for all cost associated with the contamination.

### **4.3 Standards and Warranty**

The Contactor will design the roof structure to meet the standard requirements of Roofing Contractors Association of British Columbia (RCABC) however the requirement for the RCABC guarantee is optional.

The Contractor will provide a minimum of a 10-year warranty on their roof membrane and the installation services.

### **4.4 Service Requirements**

The Contractor's responsibilities will include the following:

- a) Working closely with the Regional District staff throughout the term of the project.
- b) Obtaining all permits, licenses, approvals, and certificate which are generally required for the performance of the work.
- c) Disposal of all excess materials and debris.
- d) Conforming to all applicable codes, guidelines regulations and all laws as required by the authorities having jurisdiction.
- e) Employing skilled and qualified people to complete the work.
- f) Being aware of and comply with all by-laws or relations regarding noise for each respective jurisdiction.
- g) Warranting that the work will be completed in a good and skilful manner and provide a warranty. If within warranty period any part of the work is found by the Regional District to be defective or faulty due to imperfect or bad construction or material, the ul Contractor will replace such defective items without expense to the Regional District.
- h) Providing an electronic copy in PDF format of as-built drawings, maintenance manuals, or other related documents.

### **4.5 Related Documents**

- Appendix 1 Sketch
- Appendix 2 Ladder and Hatch
- Appendix 3 – CCDC 14

### **4.6 Project Schedule**

The Regional District tentative project schedule is as follows:

- Award of the Contract: June 13, 2024.
- Commencement of the Contract: July 2, 2024.
- Work completed by December 31, 2024.

## 5. REQUIREMENTS

In order for a proposal to be considered, a Proponent must clearly demonstrate that they meet the mandatory requirements set out in Section 7.1 (Mandatory Criteria) of the RFP.

This section includes “Response Guidelines” which are intended to assist Proponents in the development of their proposals in respect of the weighted criteria set out in Section 7.2 of the RFP. The Response Guidelines are not intended to be comprehensive. Proponents should use their own judgement in determining what information to provide to demonstrate that the Proponent meets or exceeds the Regional District’s expectations.

Please address each of the following items in your proposal in the order presented. **Proponents may find it helpful to use the individual Response Guidelines as headings for proposal responses.**

### 5.1 Capabilities

#### 5.1.1 Project Team & Subcontractor Qualifications

Proponents will need to provide a list of their project team and their associated role, the Proponents project team **must** include at a minimum:

- An Architect or Engineering that is licensed to practice in BC.

Proponents will need to provide us with their practice license number. And the Proponents team will also need to include:

- Trade Certified Roofer (preferred).
- Apprentices with at least one (1) year experience.

Proponents need to provide a list of all subcontractors they will utilize to perform the services. The list should include the legal company name, sub trade, qualifications and any experience.

#### 5.1.2 Relevant Experience

The Proponent and any subcontractors of the Proponent included in its proposal should have a minimum of 5 years within the past 7 years providing services of a similar scope and complexity. Similar scope and complexity is defined as:

- a) Designing and replacing a roof.
- b) Working with local governments.
- c) Experience working around water treatment facilities.
- d) Installing of a slope or flat roof.
- e) Replacing a roof in similar climates.

#### 5.1.3 References

Proponents need to provide a minimum of 3 references (i.e. names and contact information) of individuals who can verify the quality of work provided specific to the relevant experience of the Proponent and of any subcontractors named in the proposal.

References from the Proponent's own organization or from named subcontractors are not acceptable.

The Regional District reserves the right to seek additional references independent of those supplied by the Proponent, including internal references in relation to the Proponent's and any subcontractor's performance under any past or current contracts with the Regional District or other verifications as are deemed necessary by it to verify the information contained in the proposal and to confirm the suitability of the Proponent.

#### **5.1.4 Environmental Requirements**

The Proponent will need to provide details on how they will perform the work to prevent any contamination of the water system and any other relevant environmental considerations.

### **5.2 Sustainable Social Procurement**

A factor in the Regional District evaluation process is sustainable social procurement and the evaluation of proposals will take this into consideration.

As part of any submission the Proponent is encouraged to identify how they may contribute to the following key social, employment and economical goals, but not limited to the following:

- a) Contribute to a stronger local economy by:
  - promoting a Living Wage
  - Using fair employment practices;
  - Increase training and apprenticeship opportunities;
- b) Local expertise knowledge by:
  - Being locally owned;
  - Utilization of local subcontractors;
- c) Environmental Cost of Ownership;
- d) Energy efficient products;
- e) Minimal or environmentally friendly use of packing materials; and
- f) Reducing hazardous materials (toxics and ozone depleting substances).

### **5.3 Approach**

#### **5.3.1 Design**

The Proponent will need to provide their approach on how they will perform the services including references to minimum design standards (building codes, RCABC requirements or any other regulatory bodies) as well as any other relevant information. The Proponent will have to provide an explanation of any planned materials and the associated methodology (example, wood or metal trusses including any coating on the material or sloped or flat roof, etc).

### **5.3.2 Build / Construction Requirements**

The Proponent will need to provide their approach on how they will complete the construction and project management services which should include but is not limited to: logistics, management of trades, site preparation, disposal methods such as waste streams or disposal methods and any other relevant information.

### **5.3.3 Optional Work**

The Proponent needs to provide details on how they propose to complete the optional work which should include, but is not limited to, the specifications of the stair and ladder unit (if available), their approach for incorporating it into the design, the installation process and any safety requirements.

### **5.3.4 Project schedule**

Proponents need to provide a project schedule that highlights all key milestones for the successful completion of this project. The schedule should outline all milestones which include but are not limited to: kick-off meeting, design site meeting, document review and feedback timelines (drawings and site plans), permit application, construction start and completion date.

### **5.3.5 Site Safety**

Proponents should include a site safety plan. The plan should include but is not limited to Staging, guard rails, fall restraints, fall arrests, traffic control, unloading off materials and other safety consideration required for the protection of the public, the Proponents staff, and the Regional District.

### **5.3.6 Warranty**

Proponents will need to provide details of their warranty which should include type, length and coverage details.

Proponents may be asked to provide optional RCABC RoofStar Guarantee, Proponents need to provide details about the coverage.

## **5.4 Price**

Proponents need to submit a fee proposal that sets out separate price for the design, demolition and build of the roof as well as an all-inclusive cost for all the project; the proposal should include a breakdown of the fix prices including time, travel, hourly billable rates and material costs.

Prices quoted will be deemed to be:

- in Canadian dollars;
- inclusive of duty, FOB destination, and delivery charges where applicable; and
- exclusive of any applicable taxes.

Proponents will need to provide separate pricing for the optional provision and install of roof access hatch and ladder as well as the RCABC RoofStar Guarantee (10-year and 15-year).

## 6. PROPOSAL FORMAT

Proponents should ensure that they fully respond to all requirements in the RFP in order to receive full consideration during evaluation.

The following format, sequence, and instructions should be followed in order to provide consistency in Proponent response and ensure each proposal receives full consideration. All pages should be consecutively numbered.

- a) Signed cover page (see section 7.1 Mandatory Criteria).
- b) Table of contents including page numbers.
- c) A short (one or two page) summary of the key features of the proposal.
- d) The body of the proposal, including pricing, i.e. the "Proponent Response".
- e) Appendices, appropriately tabbed and referenced.
- f) Identification of Proponent (legal name)
- g) Identification of Proponent contact (if different from the authorized representative) and contact information.

## 7. EVALUATION

Evaluation of proposals will be by a committee formed by the Regional District and may include other employees and contractors.

The Regional District's intent is to enter into a Contract with the Proponent who has met all mandatory criteria and minimum scores (if any) and who has the highest overall ranking.

Proposals will be assessed in accordance with the entire requirement of the RFP, including mandatory and weighted criteria.

The Regional District reserves the right to be the sole judge of a qualified proponent.

The Evaluation Committee may, at its discretion, request clarifications or additional information from a Proponent with respect to any Proposal, and the Evaluation Committee may make such requests to only selected Proponents. The Evaluation Committee may consider such clarification or additional information in evaluating a Proposal.

### 7.1 Mandatory Criteria

Proposals not clearly demonstrating that they meet the following mandatory criteria will be excluded from further consideration during the evaluation process.

<b>Mandatory Criteria</b>
The proposal must be received at the Closing Location before the Closing Time.
The proposal must be in English.
The proposal must be submitted using one of the submission methods set out on the cover page of the RFP

**Mandatory Criteria**

The proposal must either (1) include a copy of the Confirmation of Proponent's Intent to be Bound that is signed by an authorized representative of the Proponent, this is also required for email submissions or (2) be submitted by using the e-bidding key on BC Bid (if applicable), in accordance with the requirements set out in the RFP

Project team must have a Architect or Engineering that is licensed to practice in BC.

**7.2 Weighted Criteria**

Proposals meeting all of the mandatory criteria will be further assessed against the following weighted criteria.

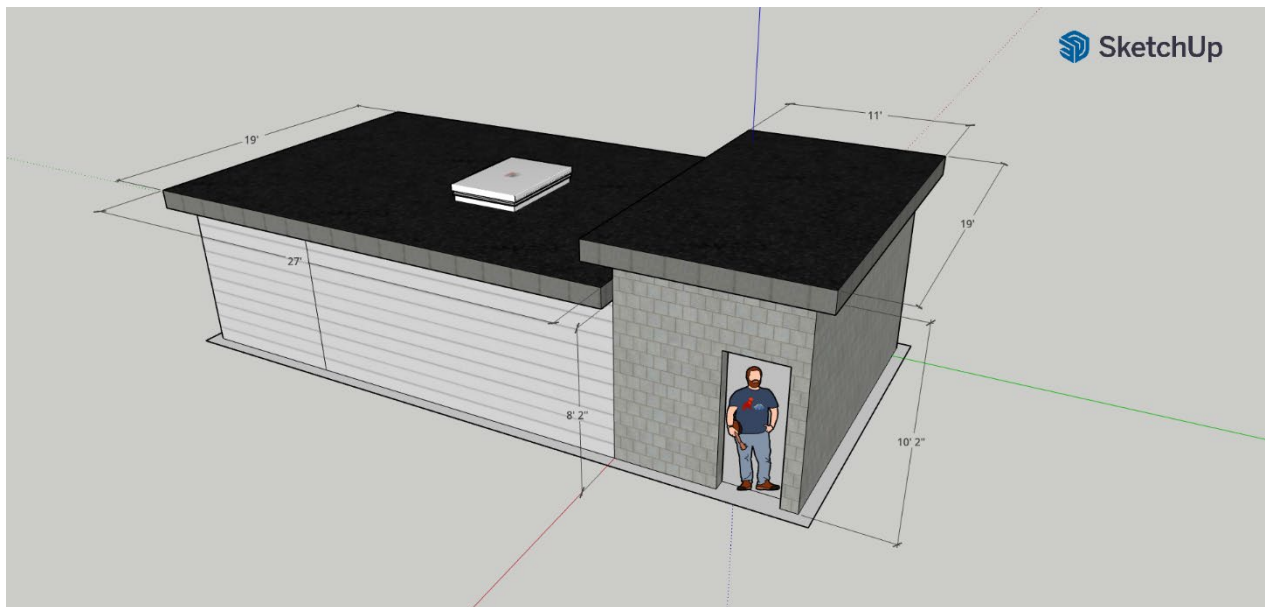
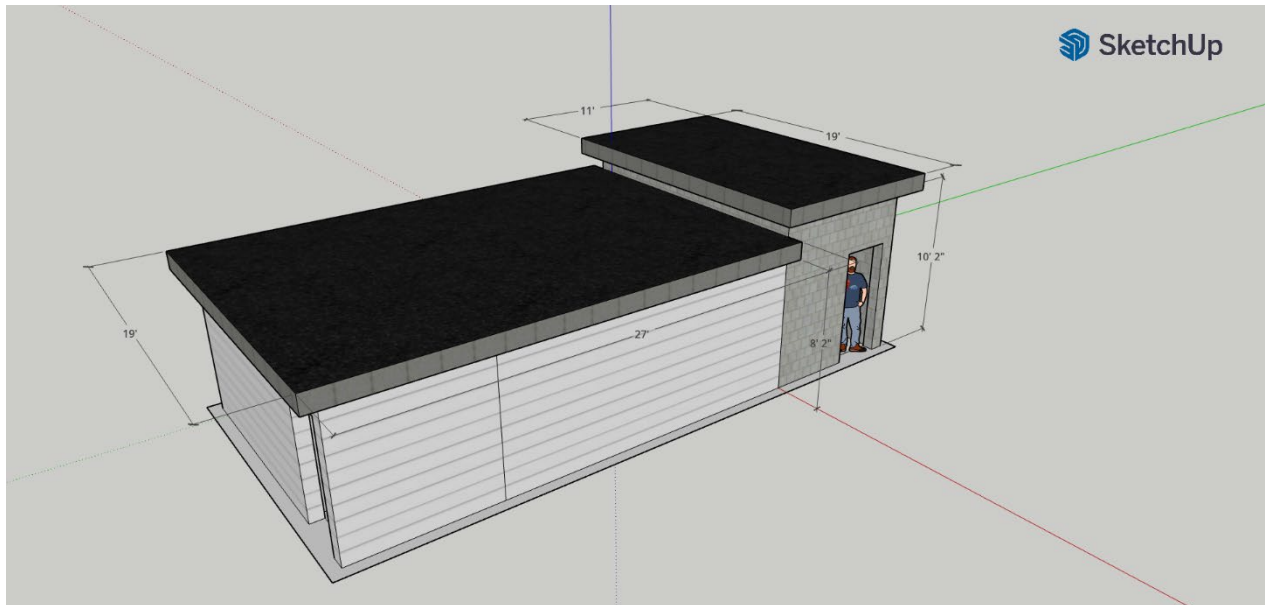
<b>Weighted Criteria</b>	<b>Weight (%)</b>
Capabilities	30
Approach	35
Sustainable Social Procurement	10
Price	25
<b>TOTAL</b>	<b>100</b>

**7.3 Price Evaluation**

The lowest priced Proposal will receive full points for pricing. All other prices will be scored using the following formula: lowest priced proposal/price of this proposal\* total points available for price.

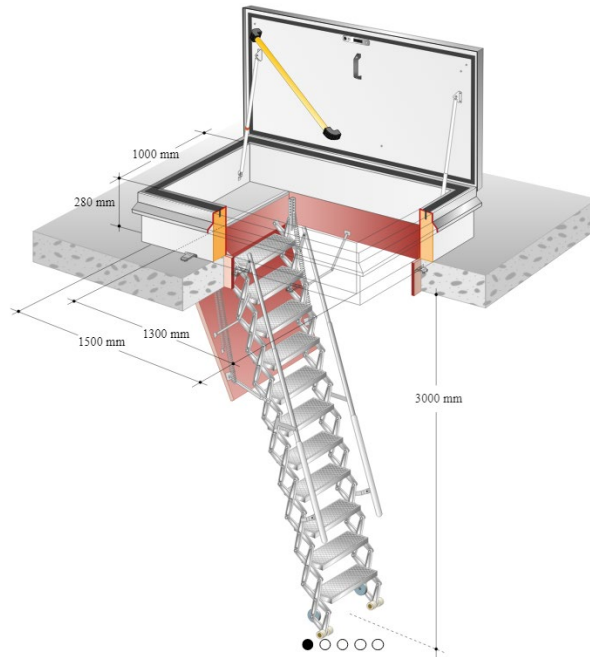


## Appendix 1- Sketch



## Appendix 2- Hatch and Stair

[https://www.gortergroup.com/images/documentation/roof\\_stairs/drawings/rhte/rhte-1000-1500.pdf](https://www.gortergroup.com/images/documentation/roof_stairs/drawings/rhte/rhte-1000-1500.pdf) or equivalent.



## **Appendix 3 – CCDC Contract**

(attached as a separate document)