

**INVITATION TO TENDER (“ITT”) No. PS20210981
CONTRACTOR FOR NEIGHBOURHOOD ENERGY UTILITY (NEU) FALSE CREEK ENERGY
CENTRE (FCEC) SITE PREPARATION FOR CONSTRUCTION**

QUESTIONS AND ANSWERS NO. 3

ISSUED ON: November 24, 2021

Q3.1	Is gas/diesel powered equipment allowed inside the Heat Pump Room?
A3.1	<p>Diesel/gas powered equipment is not preferred due to the risk of worker safety and the subsequent requirement for adequate ventilation. The use of gas/diesel powered equipment in an indoor space puts workers at risk for carbon monoxide exposure. Carbon monoxide has an exposure limit of 25 ppm for an average exposure over 8 hours and 100 ppm that cannot be exceeded at any time.</p> <p>Requirements that would need to be in place should the Contractor choose to use gas/diesel powered equipment are as follows:</p> <ul style="list-style-type: none"> • An exposure control plan that meets WorkSafeBC requirements and includes ongoing air monitoring of the plant to ensure there is no overexposure to workers or others in the building • Proof that workers or others in the building are not overexposed to the exposure limits by <u>taking air samples</u>
Q3.2	What would the ventilation requirements would be?
A3.2	<p>The ventilation requirements would be such that workers and others in the building are not overexposed to carbon monoxide and would be based on the exposure control plan, meeting WorkSafeBC requirements and air sample testing.</p>
Q3.3	<p>On Question and Answer No. 2, answer 2.4 states “Within the current scope of work the contractor is required to expose one of the removable roof panels (including lifting mechanisms) in order for the City to determine whether they are in good condition prior to the heat pump delivery”</p> <p>Is it possible that the City finds the panel to not be in good condition? And if so what happens at that time?</p> <p>Also when it says the contractor is permitted to remove the panel it does not mean we have to remove the panel correct?</p>

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A3.3	<p>In the event the exposed panel is found to be in poor shape, the Heat Pump Contractor will still lift the panel(s) to expose the room below (as per their contract) and the City will ask the Contractor awarded to this current project (ITT No. PS20210981) to recast panel(s) as required so that they are ready to be re-installed once the heat pumps are in place.</p> <p>The Contractor is not required to remove the roof panel as access to the heat pump room is available through the False Creek Energy Centre building and the hoist will be made available to the Contractor if they require its use.</p>
Q3.4	<p>On drawing SW-002 Rev. A, under the Roofing System Detail, could you provide us the concrete thickness of the existing suspended slab and the existing concrete topping that we will be required to reinstate?</p> <p>Also is there a rebar detail for when we need to reinstate (concrete pour) this new roof system?</p>
A3.4	<p>The note on Roofing System Detail A on SW-002 is revised. Please refer to ADD 3.</p> <p>The Contractor will only be responsible to re-cast the concrete roof panels in the event that the panels are in poor condition at the time they are exposed (at City’s cost) or, if they found to be in good condition at the time they are exposed, but get damaged/broken when they are lifted (at the Contractor’s expense). The panels will either be lifted by the contractor awarded this contract (if they so choose), or by the Heat Pump Contractor. In either scenario, the City will be requesting the Contractor awarded this contract to re-cast the panels if they are in poor condition or are broken during the lift(s).</p>

END OF Q&A No. 3