

REQUEST FOR PROPOSALS "RFP" NO. PS20181491
SUPPLY OF A PREFABRICATED SCALEHOUSE BUILDING - VANCOUVER LANDFILL

QUESTIONS AND ANSWERS NO.4

ISSUED ON NOVEMBER 14, 2018

Q1	<p>After review by myself and my designer of all the specifications / drawings there are a number of areas of concern including (not a complete list) the following:-</p> <ul style="list-style-type: none"> • Materials proposed and availability issues. • The slower build process in the plant for such a custom unit. • Having to meet LEED. • A 5-10 year warranty which no one will offer. • A roof that has to be finished on site rather than in the plant. • Module width of the upper unit. The architect certainly kept the box to 14.2'm but then added 12" roof overhangs which takes the width to just short of 15'5". From my discussion with the truckers this is a logistical challenge to get it delivered to the site
A1	<ul style="list-style-type: none"> • Materials proposed and availability issues. Architectural materials indicated on drawings and listed in Specifications are common, readily available materials to the B.C. construction industry. It is understood and was discussed directly at proponent Information Meetings that the design team will work with the successful proponent to modify the design to accommodate modular industry standards and still meet CoV design/ operational objectives. • The slower build process in the plant for such a custom unit. Again, the design team will commit to working with the successful proponent to see the Scale House design & fabrication expedited to meet overall project objectives. The choice of prefabricated delivery was not selected for the pace of the build process but to accommodate business continuity needs on site. • Having to meet LEED. LEED certification has not been requested for this project although 'sustainable design' remains a fundamental objective to all CoV construction projects. There is no requirement to "meet LEED". • A 5-10 year warranty which no one will offer. A 5 - 10 Year Warranty was not requested except, possibly, for certain building components such as roof membrane or window performance as contained in the Specifications. CoV will expect industry-standard warranties to be provided on all completed work under the Contract, including the typical one-year CCDC-2 type warranty on the complete build. • A roof that has to be finished on site rather than in the plant. A

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	<p>standard, commercial 2-ply SBS roof system has been requested due to its proven performance. Referring to item #1 above, it is understood that other roofing systems may be preferred by the modular industry.</p> <ul style="list-style-type: none">• Module width of the upper unit. The architect certainly kept the box to 14.2'm but then added 12" roof overhangs which takes the width to just short of 15'5". From my discussion with the truckers this is a logistical challenge to get it delivered to the site. Again, referring to item #1 above, the design can be reviewed and modified to suit constraints of the modular construction and delivery process. Our discussions with suppliers led us to understand that 15'-6" could be accommodated without undue difficulty, but if not please propose revision to the most manageable module width and/or roof overhang that retains the required functionality.
Q2	Apparently the drawings reference a door hardware spec from section 087100. Our door supplier needs a copy of this spec please.
A2	Please see .pdf page 88/134 of the Specifications for Section 08 71 00 DOOR HARDWARE.