



Bid Opportunity
ONLINE

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TO: ALL POTENTIAL BIDDERS

Bid Opportunity: RFP-2024-086 - Invitation to Prequalified Contractors for Construction Services for the Proposed Mulock House Adaptive Re-Use

REVISED: Closing Date: Thursday, October 24, 2024 4:00 PM

ADDENDUM #10, Issued on: October 11, 2024

The additions, deletions, clarifications and/or revisions as hereinafter specified, shall become part of the Bid document and shall be considered to have been included in the Bid:

Failure to acknowledge receipt of Addendum/Addenda in the Bidding System shall result in a Non-Compliant Submissions.

This Addendum contains seven (7) pages and five (5) attachments.

Attachments:

The following documents have been **added** to the **Addenda section** in the Bidding System. Refer to the Revisions sections for further information:

1. Table C: Schedule of Prices – Unit Prices – Addendum 10
2. Table D: Schedule of Prices – Hourly Rates – Addendum 10
3. Table 1: Subcontractors – Specified Trades – Addendum 10
4. Table 2: Subcontractors – Additional – Addendum 10
5. 01 11 00 General Work - Addendum 10

Clarification:

Deadline for Questions

Respondents are reminded that the RFP Deadline for Questions was **October 1, 2024, 4:00 PM local time.**

The Owner may elect not to respond to questions received after the Deadline for Questions.

Revisions:

Revision 1:

PART I - Invitation and Instructions to Respondents 1.4 RFP Timetable

Revisions in **red**:

Submission Deadline	October 24, 2024, 4:00 PM local time
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Revision 2:

PART II – Evaluation, Selection and Award 2.7 Detailed Evaluation Criteria 2.7.1 Stage I - Mandatory Submission Requirements

Refer to the Revisions section for further detail on the impacts of this revision.

The following revisions have also been made in the Bidding System.

(b) Schedule of Prices (complete online)

Remove:

**Table C: Schedule of Prices – Unit Prices
Table D: Schedule of Prices – Hourly Rates**

(c) Subcontractors – Specified Trades (complete online)

Remove in its entirety:

(c) Subcontractors – Specified Trades (complete online)

Respondents must complete the Subcontractors – Specific Trades form or indicate “Own Forces” in the fields where Own Forces are being used.

(d) Subcontractors – Additional (complete online)

Remove in its entirety:

(d) Subcontractors – Additional (complete online)

Respondents must complete the Subcontractors – Additional form or confirm that the Deliverables will be performed by their own forces.

Revision 3:

PART II – Evaluation, Selection and Award

2.7 Detailed Evaluation Criteria

2.7.3 Stage III - Evaluation of Pricing

Remove:

Table C: Schedule of Prices - Unit Prices

Table D: Schedule of Prices - Hourly Rates

Revisions in red:

The pricing submitted in the following shall be upheld during the term of the contract:

Table C: Schedule of Prices - Unit Prices – Addendum 10

Table D: Schedule of Prices - Hourly Rates – Addendum 10

Table E: Schedule of Prices - Alternates

Revision 4:

PART II – Evaluation, Selection and Award

2.6 Stage V – Ranking and Selection of Respondents

Remove:

After the completion of Stage III and or IV (if exercised), the lowest compliant Respondent will be recommended for selection and award. Subject to the process rules contained in the Terms and Conditions of the RFP Process (Part 3), the lowest compliant bid Respondent will be invited to enter into the Agreement in accordance with Part 3. In the event of a tie, the selected Respondent will be determined by way of coin toss. The selected lowest compliant Respondent will be notified in writing and will be expected to satisfy any applicable conditions of this RFP, including the pre-conditions of award, and enter into the Agreement within the timeframe specified in the selection notice. Failure to do so may result in the disqualification of the Respondent and the selection of another Respondent or the cancellation of the RFP.

Replace with the following:

2.6.1 Submission and Verification of Unit Prices, Hourly Rates and Subcontractors

Prior to the final selection and contract award stage, the lowest compliant respondent will be required to submit, within 2 business days of written notification by the Town, pricing for Unit Prices and Hourly Rates and information relating to Subcontractors.

Under no circumstance will the pricing being submitted as part of this process, result in an increase to the Stipulated Price submitted in the

respondent's proposal. Failure to comply with this requirement may result in the disqualification of the respondent and the selection of another compliant respondent or the cancellation of the RFP.

If the lowest compliant respondent's Unit Pricing or Hourly Rates pricing is abnormally lower or higher with current markets, the respondent may be asked to provide a detailed explanation of the pricing and may be asked to adjust their pricing to align with current markets. Failure to adjust pricing may result in the disqualification of the respondent and the selection of another compliant respondent or the cancellation of the RFP.

The following tables shall be submitted as part of the Submission and Verification of Unit Prices, Hourly Rates and Subcontractors process:

1. Table C: Schedule of Prices – Unit Prices – Addendum 10
2. Table D: Schedule of Prices – Hourly Rates – Addendum 10
3. Table 1: Subcontractors – Specified Trades – Addendum 10
4. Table 2: Subcontractors – Additional – Addendum 10

2.6.2 After the completion of Stage III and 2.6.1 Submission and Verification of Unit Prices, Hourly Rates and Subcontractors, the lowest compliant Respondent will be recommended for selection and award. Subject to the process rules contained in the Terms and Conditions of the RFP Process (Part III), the lowest compliant bid Respondent will be invited to enter into the Agreement in accordance with Part III. In the event of a tie, the selected Respondent will be determined by way of coin toss. The selected lowest compliant Respondent will be notified in writing and will be expected to satisfy any applicable conditions of this RFP, including the pre-conditions of award, and enter into the Agreement within the timeframe specified in the selection notice. Failure to do so may result in the disqualification of the Respondent and the selection of another compliant Respondent or the cancellation of the RFP.

Revision 5:

Appendix 2 – Supplementary Conditions to CCDC 2–2020 Stipulated Price Contract

Revisions in **red**:

ARTICLE A-3 – CONTRACT DOCUMENTS

- Mandatory Submission Requirements (as stated in the RFP - section 2.7.1)
 - Online Declarations;
 - Schedule of Prices (all tables included in Schedule of Prices section); **and**
 - ~~List of Subcontractors (if applicable); and~~
 - Statement – Verification of Phase I Project Team Members (if applicable).
- **Submission and Verification of Unit Prices, Hourly Rates and Subcontractors tables.**

GC 1.1 – CONTRACT DOCUMENTS

- Schedule of Prices (breakdown or lump sum schedule breakdown of *Contract* amount), **and Submission and Verification of Unit Prices, Hourly Rates and Subcontractors tables**, as approved and accepted by the *Owner*

GC 5.4 – SUBSTANTIAL PERFORMANCE OF THE WORK AND PAYMENT OF HOLDBACK

5.4.11 Should the *As-Built Drawings*, any documents and/or materials not be delivered in accordance with paragraph 5.4.9 by the earlier of **180** calendar days following publication of the certificate of *Substantial Performance of the Work* and the submission of the *Contractor's* application for final payment under paragraph 5.5.1 of GC 5.5 – FINAL PAYMENT, then the amount previously retained pursuant to paragraph **5.2.14** shall be forfeited to the *Owner* as compensation for the damages deemed to have been incurred by the *Owner*, and not as a penalty, arising from the failure to deliver the documents and/or materials, and the *Contract Price* shall be reduced accordingly.

GC 5.5 – FINAL PAYMENT

5.5.1 When the *Contractor* considers that the *Work* is completed, the *Contractor* shall submit an application for final payment containing all of the documents and information required of a *Proper Invoice*. The *Contractor's* application for final payment shall be accompanied by any documents or materials not yet delivered pursuant to paragraph 5.4.9. Should the *Contractor* fail to deliver any of the said documents, or other documents required to be delivered pursuant to the *Contract Documents*, the *Owner* shall be at liberty to withhold from amounts otherwise payable to the *Contractor*, an amount, in the discretion of the *Owner*, up to the full amount otherwise payable to the *Contractor* as security for the obligation of the *Contractor* to deliver the undelivered documents.

GC 9.5 – MOULD

Add subparagraph 9.5.2.5 as follows:

.5 reimburse the *Owner* for costs arising out of any delay.

Add at the end of subparagraph 9.5.3.2 the following:

and

Delete the words “; and” at the end of subparagraph 9.5.3.3 and substitute the following:

.

Delete subparagraph 9.5.3.4 in its entirety.

Revision 6:

Specification 01 11 00 General Work

Remove specification in its entirety, and replace with:

Specification 01 11 00 General Work - Addendum 10

Revisions are indicated in **bold and italic** text.

Questions:

Question 105:

Please confirm If water is available for general contractor to use during the construction period.

Answer 105:

Refer specification 01 11 00 General Work - Addendum 10.

Question 107:

As the installation is conduit is residential type cabling not required? With conduit comes J Boxes and access to them. Which is okay if it's a Bar ceiling.

Answer 107:

The Contractor is to coordinate junction box locations with access panel locations shown in architectural reflected ceiling plans, and service rooms, storage spaces, janitorial spaces, and closets.

Question 108:

Please confirm the depth of the Ceiling Space, after all we have Elec, Data, Security, FA, HVAC, Plumbing all wanting that space.

Answer 108:

Refer architectural sections and reflected ceiling plans.

Question 109:

Site Plan Drawing E-102 details Light Fixture of the ELT range, can't see these on the Lighting Schedule.

Answer 109:

Drawing E-102 site plan lighting is part of a separate scope and is only shown for information purposes. It is not part of this scope of work.

Question 110:

Can we get a two weeks extension on this tender, we heard back from subcontractors like 'They basically told us to throw out the old drawings and redo the whole project via the last addendum.' after Add 08, and Add 09 is also a major addendum, we will need more time to response.

Answer 110:

The Town has revised the RFP Timetable. Refer to Revision 1.

Question 111:

Please note Addendum #9 was issued one day late (October 10, 2024) as per RFP Timetable which suppose to be October 09, 2024, also this Addendum #9 revised Deadline for Issuing Addenda to October 11, 2024. We request to revised the tender closing to October 21, 2024 accordingly in order for us to review all the new information issued.

Answer 111:

The Town has revised the RFP Timetable. Refer to Revision 1 and Clarification.

Question 112:

Due to multiple requests by various sub-trades and due to extent of recently issued Addenda and upcoming long weekend, please provide extension of closing date for minimum of one (1) week.

Answer 112:

The Town has revised the RFP Timetable. Refer to Revision 1.

Question 113:

We kindly request a one-week extension for the tender closing date, moving it to October 24th. This request is based on multiple inquiries from our major subcontractors and suppliers. Due to the significant number of updates issued in the latest addenda, subcontractors require additional time to review and ensure they are meeting all requirements.

Answer 113:

The Town has revised the RFP Timetable. Refer to Revision 1.

End of Addendum