



SUNSHINE COAST REGIONAL DISTRICT

Question and Answers #1
Request for Proposal No. 2361301
Fire Sprinkler Reconstruction

Date: March 22, 2023

Item No.1

Question: Who is the general contractor for this project?

Answer: The fire sprinkler contractor would be the General Contractor.

Item No.2

Question: Are you just renovating the fire system and not the entire building?

Answer: Yes, only the fire system.

Item No.3

Question: Why are we renovating the fire prevention system?

Answer: The system has been identified as being compromised due to microbiologic corrosion; it is the original wet system from 2007 and we are looking to replace it with a dry system.

Item No.4

Question: As there are some areas that have drywall on the ceiling will you be removing it or the Contractor?

Answer: The Contractor will need to remove and reinstall as part of their work.

Item No.5

Question: Is there a large portion of drywalled ceilings?

Answer: Mainly in the changerooms and bathrooms.

Item No.6

Question: Can we use scaffolding in the pool area?

Answer: Yes, and some lifts can be used but it is limited due access into the facility and please see the lift and floor loads engineering report for the pool deck floor (Schedule D)

Item No.7

Question: When is the annual shut down?

Answer: End of May, normally the last Saturday in May the shut down is four weeks and the pool is only empty for three weeks.

Item No.8

Question: How long do we have to complete the project?

Answer: The plan is to do the work over a two year period as we have two four week shut down windows. We would like to do the pool side in year one and the rest of the building in year two. After the installation of the dry system in the pool side both systems will need to be live and operational. If the work cannot be completed in our four-week window the Proponent should propose in their schedule if they need additional time to complete the work so we could look at extending the facility closure time (this is not ideal).

We are also requesting optional separate pricing for the removal of the temporary linear heat detection system.

Item No.9

Question: How many sprinkler zones does the building have?

Answer: One sprinkler zone that is feeding the entire building.

Item No.10

Question: When we demo the existing pipes do you dispose of it or the Contractor?

Answer: The Contractor will be responsible for disposing of it.

Item No.11

Question: Do you know the size of the intake for the water coming into the building?

Answer: It is believed to be 6"

Item No.12

Question: The existing main for the fire sprinkler appears to be undersized for the building, the piping may need to be made bigger who will be responsible for drilling into the concrete?

Answer: The Contractor will be required to drill the correct hole for the new piping size and sealing it off as required.

Item No.13

Question: Can the Contractor get on top of and stand on the steam room building?

Answer: You can access the top of the building, but it is not designed to support the weight of a person, same goes for the cedar bulk head they will not support a person. See photos on page 3.

Item No.14

Question: How can we access the system in the cedar bulk heads?

Answer: The Contractor may potentially have to pull off the slats, reconstruct the system and re-install the slats.

Item No.15

Question: Can you please provide the head room that is above the drywalled areas?

Answer: There is approximately 54" between the Q deck and drywall at the access hatch in the lifeguards room. See photos on page 4.

Item No.16

Question: What is the slope between the upper and lower ceilings?

Answer: We are not sure what the exact slope is, please see elevation drawings (Schedule E).

Item No.17

Question: Are there dry sprinklers outside?

Answer: As far as we know there are only two outside by the doors and we believe they are wet.

Cedar Bulk Head Photos



Head Room Photos

