SUNSHINE COAST REGIONAL DISTRICT

Question and Answers #1

Request for Proposal No. 2561301

Roof Replacement Construction Services

Date: February 7, 2025

Item No.1

Question: When was the Gibsons and Area Community Centre built?

Answer: In 2008

Item No.2

Question: Are there any hazardous materials that we should be aware of at the Gibsons and Area Community Centre?

Answer: Unlikely, the Contractor will be required to meet all requirements as law and to confirm if there are any hazardous materials.

Item No.3

Question: At the Gibsons and Area Community Centre are we changing the detail height?

Answer: We have integrated flashing that stays in place, we designed the roof replacement to make minimum impact. If detail height is referring to the roof parapet, we do not intend to change the height significantly, but we've shown new sloped plywood which may increase the height slightly.

Item No.4

Question: Will there be space to store equipment in the lower level of the parking lot at the Gibsons and Area Community Centre?

Answer: The RFP outlines the size and space available for parking and storage. If the contractor needs to temporarily place a bin close to or around the lower facility door, they will need to coordinate with the Regional District. It is essential to ensure that the bin placement does not create a safety risk and is not scheduled during peak times.

Item No.5

Question: Do we have to move the condenser and dehumidifier that is already on the roof at the Gibsons and Area Community Centre?

Answer: If required to replace the roofing membrane, the Contractor should allow for temporary lifting/moving of the existing roof top equipment.

Item No. 6.

Question: Do you know if there is any fibre board needing to be removed at the Gibsons and Area Community Centre?

Answer: Yes, there is fiber board, the Contractor will be required to tear out / replace with new cover board.

Item No.7

Question: On the roof at the Sechelt Aquatic Centre, there appears to be a solar mat, is the Contractor responsible for removing and installing the unit?

Answer: Yes, the solar mat will need to be removed and reinstalled by the Contractor.

Item No.8

Question: When we remove materials from the lower roof at the Sechelt Aquatic Centre can we block the outside doors that access the pool deck?

Answer: When the facility is open, we cannot block the doors in case of an emergency.

Item No.9

Question: Can you please provide us photos of the upper roof at the Sechelt Aquatic centre?

Answer: Please find Appendix 5, the Architecture Drawing.

Item No.10.

Question: Ra (SAC) and Rc (GACC) assemblies state that insulation is needed, however there is no insulation thickness specified. Please provide the insulation thickness for each assembly.

Answer: New insulation shall match existing thickness. For Ra (SAC), assume about 80mm thickness. For Rc (GACC), assume about 100mm polyiso thickness and 75mm EPS thickness.

Item No.11

Question: Who is the controls contractor for the buildings?

Answer:

- Gibsons and Area Community Centre – Modern Systems Management Ltd.
- Sechelt Aquatic Centre – Control Solutions Ltd.

Item No.12

Question: When removing and reinstalling mechanical units, do the buildings need heat or other temporary utilities?

Answer: Interruptions of mechanical systems may be permitted for short periods of one (1) to two (2) days, these system interruptions will need to be prescheduled and approved by the Regional District.

Item No.13

Question: Could you clarify the exact scope of the item 1.2 site protection?

Answer: Please refer to Items 1.2.1.2 (SAC) and 2.2.1.2 (GACC) in Section 01 10 00 "Summary of Work" in Appendix 1.

Item No.14

Question: If scaffolding is required, where would it be needed, and for how long?

Answer: Means and methods are the responsibility of the Contractor. Refer to Section 01 50 00 "Temporary Facilities and Control" in Appendix 1. The Contractor should allow for any required scaffolding they determine is necessary in accordance with this section.