



**RFP Addendum #1**

**Complex Care Housing Construction**

**Date of Addendum: September 5<sup>th</sup>, 2024.**

**Link to Request for Proposals: <https://www.tlaaminnation.com/request-for-proposal-rfp-tlaamin-complex-care-housing-development/>**

**NOTICE TO ALL POTENTIAL RESPONDENTS:**

The Request for Proposals (RFP) is modified as set forth in this Addendum. The original RFP Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP.

Respondent shall take this Addendum into consideration when preparing and submitting its Proposal. This Addendum includes all Questions we have received to date from potential Respondents, and Answers to provide more information for these inquiries.

**QUESTIONS & ANSWERS:**

**Are there any Accessibility Requirements for the designs?**

No specific Accessibility Requirements further than what is required by BC Building Code.

**Is there any existing Survey data available?**

There has been a survey to identify the lot lines but no Topographic Survey data is available at this time.

**What's the size of the lot?**

Area – 1440 sqm

Frontage – 29m

Backside – 33m

SE side – 47m

NW side – 45m



**Are there record drawings & existing services?**

There are existing water and sewer stubs on site ready for connection. There is also a sewer service line running down the West border of the site, and an existing power pole. All existing services were shown at the site visit and will be clearly marked out prior to starting work.

**Is there a preference for how the Housing Units are laid out on the site? I.e. do you need to save room on the lot for future developments?**

Multi-unit and Stand-alone buildings are both acceptable as long as 4 Self Contained Housing Units are provided. There are no plans to develop the site for more Units in the future. Single level would be preferred for accessibility, but two-level designs could be an option too. Buildings must not be three stories or higher for consideration of our Fire Department's capacity.

**Are Bachelor or 1-Bedrooms preferred?**

Any self-contained unit designs are acceptable. As long as they are self-contained Housing Units (including a bathroom, kitchen, laundry, air-conditioning, hot water tank, etc...).

**Do you prefer Gable Roofs?**

Any design type is acceptable.

**What are the existing soil conditions?**

The site is mostly imported fill material and drains well.

**Can you provide more clarity on what the Nation could provide for labor, material, and equipment?**

Tla'amin Nation owns Select Sand & Gravel. Their materials sheet will be attached to this Addendum. The successful contractor will purchase materials directly from Select Sand & Gravel, not through Tla'amin Nation.



Tla'amin Nation owns Thichum Forestry. Their equipment & rate sheet is attached to this Addendum. The successful contractor can rent these equipment items directly from Thichum for their scope of work.

Tla'amin Nation has a team of Construction Services workers, and many other community members that could be utilized for labor on the project. Specifics on how hiring Tla'amin people for the work can be discussed at the Planning Interview with the successful applicant.

**Are there any photos of the site available?**

Please see photo below:





**What are the Parking requirements?**

Minimum of one (1) gravel parking spot per Housing Unit is required.

**Can Bidders submit options within their Proposal?**

Yes, options are acceptable, provided they each have enough detail as requested in the RFP.

Any questions related to the RFP and this Addendum can be emailed to [publicworks@tn-bc.ca](mailto:publicworks@tn-bc.ca)