



RFP Addendum #2

Transitional Housing Construction

Date of Addendum: May 29th, 2025.

Link to Request for Proposals: <https://www.tlaaminnation.com/rfp-transitional-housing-construction/>

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 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. It is required to include accessible entry for at least for two units for individuals with disabilities.

Are there existing services on site? / Is a service drawing showing the water and sanitary tie-in locations available? / Is there a community storm sewer in place? Or drainage to ditch?

There are existing water and sewer stubs on site ready for connection. There is also a sewer service line running down the Southeast 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. There's no community storm sewer in place. It's all drainage to ditch. However, the contractor will be responsible for water & sewer service lines to curb connection along with perimeter drainage as mentioned in the RFP. A GIS map is attached to this addendum for better understanding as *Appendix A*.



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 6 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. Also, equal distance among units is preferred.

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.).

Will we be able to place a camper trailer on site to utilize during the work? We will approach this as a site-built project, and this is beneficial to cost as well as timeline.

Yes, a camper trailer can be placed on site for use during the project, provided that those using it are respectful to the Tla'amin Nation and abide by all applicable rules and guidelines set by the Nation. The Contractor placing the camper trailer on site will be responsible for their own Services.

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? / What Heavy Duty equipment can Tla'amin offer? If Tla'amin workers or businesses will perform some of the work, can we be provided with quotes or rental rates for them? If Tla'amin workers will be utilized at hourly rates, what are the rates? / Does Tla'amin have any material supply agreements or businesses that could provide locally sourced materials?

Tla'amin Nation owns Select Sand & Gravel. Their materials sheet is attached to this Addendum as *Appendix - B*. The successful contractor can purchase materials directly from Select Sand & Gravel, not through Tla'amin Nation.



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 the photo below:



Please note that the trailer and sheds will be taken off the site during the site preparation process.

**What are the Parking requirements? / What kind of driveway is required?
Asphalt/Concrete or Graveled only? / Are there parking lot requirements?**

Minimum of four (4) gravel parking spots along with the driveways are required altogether.



Can Bidders submit options within their Proposal?

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

Is vinyl siding an acceptable exterior finish? Is vinyl plank flooring an acceptable interior finish? / Are there any specific requirements for materials and color? / Any specific design and finish types required or desired to accommodate the occupancy type?

We are open to any types of finishes as long as they meet the required standards and are low maintenance. There's no specific requirement for materials and color.

Achieving step code 3 is standard for Powell River under current BC Building code. We will need to work with an energy advisor- is this understood for all parties involved? / Do you want the units to STEP CODE 3/4/5 for energy efficiency?

Yes, the units are to be built to at least Step Code 3, which is the standard under the current BC Building Code. If an energy advisor is required, it will be the sole responsibility of the contractor to coordinate and manage this process to ensure compliance with the Step Code requirements.

Is the current lot service adequate for 2 electrical (320amp) services to each building? / What is the power rating required for this project?

The site currently has 300amps of service supplied (100 amps to one panel and 200 amps to the second panel). This is not enough power to supply all 6 units for the transitional housing project and a secondary pole will need to be supplied.

N.B. The power supply to these units will be determined by the design we accept, however for reference, each unit in on a similar project required 100 amps. The successful contractor will be responsible for upgrading the electrical services.

Do you want the topsoil/grass seeding part of the final price?

Yes, please include it as part of the final price and proposal.



Do the units need to meet full ADA requirements (i.e. roll-in showers, open-under sinks, ADA compliant appliances, etc.)?

No, the units do not need to meet full ADA requirements.

Please provide the Building Bylaw and Building Permit requirements for Tla'amin along with any applicable fee schedules that will need to be paid by the contractor.

There are no Building Bylaw or Building Permit requirements that the contractor needs to address directly for this project. Tla'amin Nation will handle all internal applications and permitting processes. The Contractor will need to communicate with our Internal Building Inspector at certain points throughout Construction to schedule inspections.

Is a Geotech report available for the site?

No, a Geotechnical (Geotech) report is not available for the site.

Is natural gas available or all electric heating? Single metered Hydro supply? Or individual metering?

The project will use all electric heating. There's no natural gas available. A single metered Hydro supply is preferable for the development.

Is there any opportunity to extend the bid timeline by 1-2 weeks?

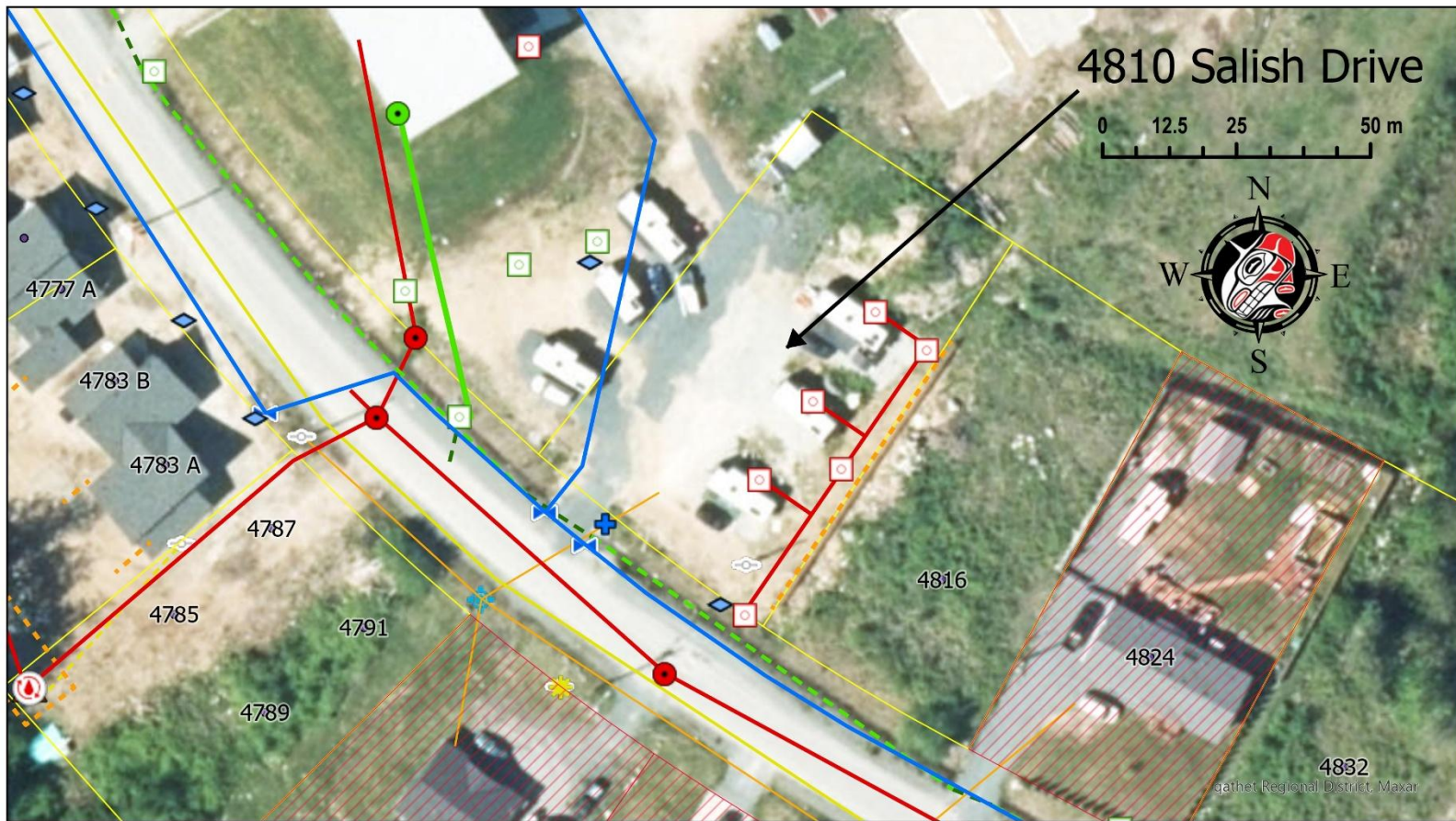
As multiple parties have requested an extension, we are extending the deadline by one week to **Friday, June 13, 2025**. Due to the urgency of the project, we are only able to accommodate a one-week extension at this time. Complete Proposals must be submitted to Tla'amin Nation **before 4:30pm on June 13th, 2025**.

Please note that, under the revised timeline, the successful contractor may be contacted by **June 27, 2025**.

Any questions related to the RFP and this Addendum can be emailed to publicworks@tn-bc.ca



Appendix A: GIS Map of the Site (4810 Salish drive)



Legend

Water Infrastructure

- Curbstop
- Fire Hydrant
- Treatment
- Water Lines
- Valve

Storm System

- Valve
- Manhole
- Cleanout
- Main
- Ditch

Sanitary

- Treatment System
- Manhole
- Cleanout
- Sanitary Main
- Tlaamin Fence

Culverts

- Culverts
- Streetlights

Parcels

- ᑕᐱᐱᐢᑎ (Lease Lands)
- ᑕᐱᐱᐢᑎ
- Private
- Unclassified

BC Hydro

- BC Hydro Pole Location
- BC Hydro Overhead Primary
- BC Hydro Overhead Secondary
- BC Hydro Street Light
- BC Hydro UG Primary
- BC Hydro UG Secondary

Please note that the trailer and sheds will be taken off the site by the Nation during the site preparation process.



Appendix B: Select Sand and Gravel Price Chart



A division of Stephens Developments Ltd.
4885B Highway 101, Powell River, BC, V8A 0B6

Greg Cimaglia: (604) 483-8007

PRODUCT & SERVICES PRICE LIST		Oct 31, 2024
SAND AND GRAVEL PRODUCTS		Price / Tonne
Bedding Sand	\$	11.00
Hydro Sand	\$	34.00
Washed Concrete Sand (C-33 Sand / Septic Sand)	\$	24.00
2 mm Washed Sand (Mortar / Masonary Sand)	\$	34.00
Bird's Eye	\$	34.00
Pea Gravel	\$	34.00
3/4" Drain Rock	\$	34.00
1 1/2" Drain Rock	\$	34.00
3/4" or 1" Road Crush / Road Base	\$	22.00
1" Minus	\$	32.00
3" Pit Run (Sub-Base)	\$	18.00
Pit Run (Bank Run)	\$	14.00
Navijack	\$	34.00
Landscape Boulders	\$	34.00
QUARRY PRODUCTS		
Q - 5/8" Minus	\$	32.00
Q - 3" Minus	\$	32.00
Q - 6" Minus	\$	32.00
Q - 12" Minus	\$	32.00
Q - 3/4" Clear Fractured	\$	32.00
Q - 3" - 6" Clear	\$	32.00
Q - Rip Rap	\$	32.00
SERVICES		
Gravel Truck (\$95 minimum)		\$135 / hour
Gravel Truck & Pup		\$165 / hour
Gravel Truck & Tri Axel Pup		\$185 / hour
Slinger Truck (1 hour minimum)		\$160 / hour
Tipping (\$20 minimum) - Spoil		\$40 / load
(\$25 minimum) - Tipping Concrete/Asphalt	\$	40.00
(\$25 minimum) - Brush over 1 ft.	\$	110.00
(\$25 minimum) - Small Brush	\$	50.00

**Prices are subject to change without notice