REGIONAL DISTRICT OF NANAIMO

REQUEST FOR PROPOSALS No. 24-004

Melrose Terrace Reservoir Repair Project

Addendum 1
Issued: January 29, 2024

Closing Date & Time: on or before 3:00 PM Pacific Time on February 13, 2024

This addendum shall be read in conjunction with and considered as an integral part of the Request for Proposal. Revisions supersede the information contained in the original Proposal or previously issued Addendum. No consideration will be allowed for any extras due to any Proponent not being familiar with the contents of this Addendum. All other terms and conditions remain the same.

Questions and Answers:

Question 1: What's the existing height of the drainpipe top at the centre? This is needed to estimate concrete volume for the floor.
Answer 1: The top of the drain outlet is approximately 1 inch above the floor.

Question 2: What's the existing height of the top of the outlet pipe that feeds the pump station?
Answer 2: The top of outlet pipe that feeds the pump station is approximately 5.5 inch from the reservoir floor.

Question 3: Does the outlet pipe need to be adjusted due to the concrete floor?
Answer 3: Yes, the outlet pipe needs to be raised so that the top of the outlet pipe stays at approximately 6-inch height from the concrete floor. The concrete floor must be flush with the top of the drainpipe the center.

Question 4: Does the interior ladder need to be reinstalled after replacing the top wall section and roof?
Answer 4: No. The interior ladder needs to be removed and disposed of, as part of this contract.

Question 5: Does the guardrail need to be exactly as shown in the RFP?
Answer 5: No, the guardrail detail shown in the RFP is a sample only.

Question 6: Does the contractor need to install ladder?
Answer 6: No, ladder installation is not included in the project scope.

Question 7: Can you provide more details on the access hatch replacement work? Do we just replace the hatch and attach the hatch on the existing wall panel opening?
Answer 7: No, attaching a new hatch on the existing wall panel opening will not alleviate the leaking concern as the steel around the existing hatch opening is rusted. One possible solution is to cut and remove the rusted section of steel around the existing hatch opening. The existing 70.9cm x 126.7cm opening will get much bigger and then weld a new steel plate to cover that bigger opening. The new steel plate needs to have a cutout and bolt holes for access hatch. A new hatch door will be placed on the newly welded steel. The interior side of the new steel plate and hatch door will need to be coated with NSF/ANSI 61 rated material.

Removing and replacing the entire steel panel where the hatch is located is not a preferred solution. We have very little information about the condition of the existing foundation ring, on top of which the bottom steel panels are bolted. Removal of the full steel panel may necessitate further significant work that we don't have budget to pay for.

Question 7: Can you please provide Island Health Contact information?

Answer 7: 355 11th Street | Courtenay, British Columbia V9N 1S4
250.331.8518 | darrell.belanger@islandhealth.ca

Question 8: If a crane is used, the crane outriggers might need to be placed on the two neighbours lots it seems. Can you confirm if this is an issue or confirm the maximum width we can use on the driveway? We ideally need about 24 ft for the crane and the driveway to the site gate is approximately 15 ft. if there is no easement on either side of the gate, we would have to encroach 5 ft on either side onto adjacent lots.
Answer 8: As per the attached Legal Plan # VIS3747, the driveway width is 6 m or approx. 20 ft. We would prefer to keep all construction equipment within the driveway boundary. However, if additional 2 ft is needed on each side of the driveway, this can be done as long as there is no damage to the neighbours' properties or their landscaping.

Question 9: With regards to the access door replacement, it appears a simple replacement part is not desired. We will evaluate potential repair options. Please advise if this is desired? Given uncertainties, we can price out a replacement of this specific plate as a budget. We will have to assess the floor condition, but this seems to be possible.
Answer 9: Please see the above Answer 7 and provide price accordingly. The proponent may provide alternate solution for repairing the access hatch. However, the alternate solution must provide medium to long term durability and the proposed price must be firm. The door replacement only is not sufficient.

Question 10: In obtaining the permit for the work, depending what Island Health will require, stamped documents will be difficult to obtain since the tank is most likely not compliant to current NBCC 2015 code and design loads. Is the city aware of what engineering documents will be needed for permit applications?
Answer 10: Island Health usually requires Engineered drawings and material specifications for major repair works. Since only particular sections of the tank will be repaired, the scope of professional responsibility can be stated on the stamped documents. We expect the contractor or their engineer to take responsibility for the repaired sections only, not any existing section of the tank.

Question 11: Handrail details provided in tender documents does not match standard handrails that are supplied with this product. We will provide manufacturer standard handrails to suit the new roof.
Answer 11: Noted, please see the answer 5.

Question 12: Please confirm if sloped floor of 5% is definitive or the city wishes to increase the slope to higher amount?
Answer 12: The desired slope for the concrete floor is 4.0%.

Reservoir interior and exterior pictures



Melrose Terrace Reservoir



Outlet pipe that supplies the pump station



Inlet pipe



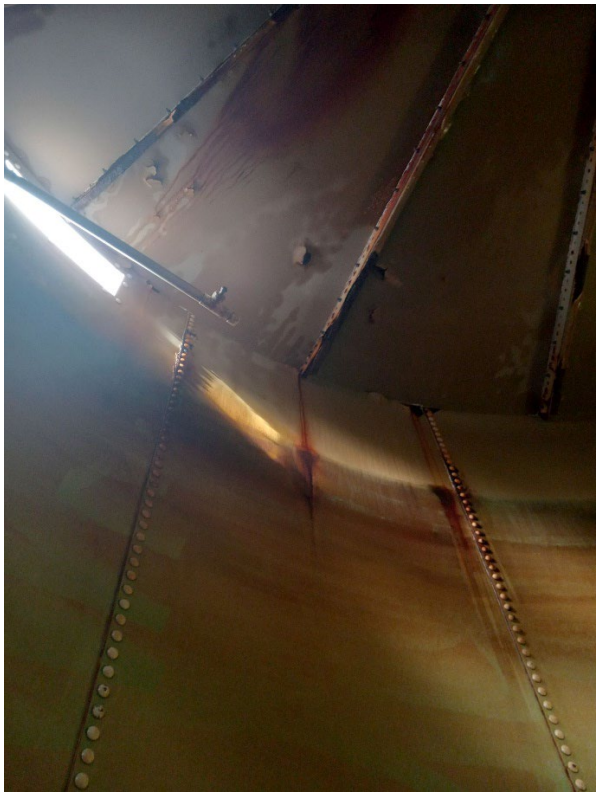
Overflow pipe



Roof



Roof and top wall section



Roof and top wall section



Roof and top wall section



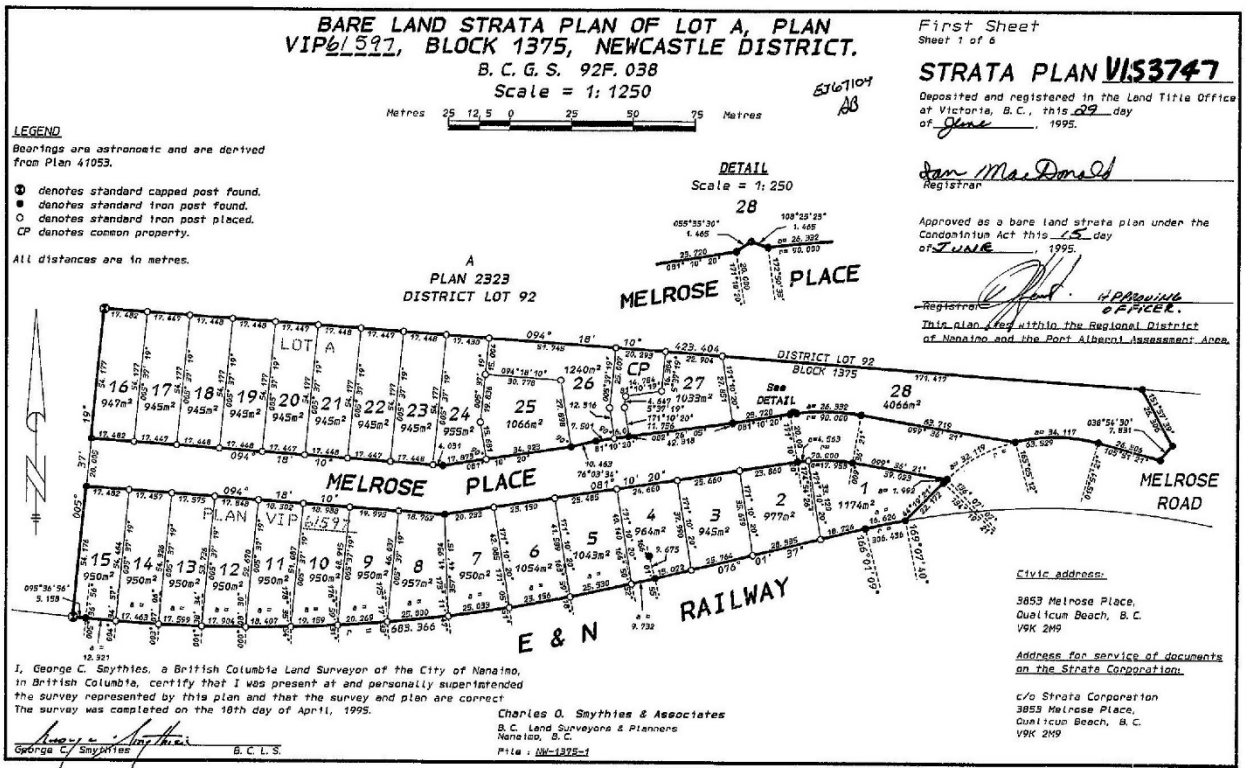
Access hatch opening



Access hatch opening and surroundings



Access hatch opening and surroundings



End of Addendum 1