



## Request For Proposal

### PRJ26015 Facility and Building Condition Assessments

#### ADDENDUM NO. 1

Issued: April 10, 2026

**Closing Date: 2:00pm, Local Time (PST), April 23, 2026**

This Addendum shall be read in conjunction with and considered as an integral part of the Contract Documents; revisions supersede the information contained in the original specifications or previously issued Addendum. Price submitted shall include all items of this Addendum.

By this **Addendum No. 1**, dated April 10, 2026 the Request for Proposal documents for the PRJ26015: Facility & Building Condition Assessments shall be amended as specified below.

#### QUESTIONS & ANSWERS:

**Q1: Resource Desirable Requirements asks that each Architect/Engineer/Technologist show design experience on at least five projects. As this is a condition assessment project, would RDCK prefer to see condition assessment projects rather than design/construction projects?**

*A1: Yes, please provide relative experience for Facility and Building Condition assessments, not design work.*

**Q2: For assessing the Structural Integrity of the buildings, a “qualified professional” is to perform the work. Please define a “qualified professional”. Is a registered structural engineer required or can this scope be completed by an experience building condition assessor?**

*A2: This could be both or either – the composition of the team is part of the evaluation. Assume an assessor would need an professional engineer to support findings or recommendations or further investigation.*

**Q3: For the following scope, are general observations and guidance for next steps acceptable or are there specific requirements to follow?**

- a. Code Compliance and Accessibility Review
- b. Building Envelope:
  - i. Energy efficiency / thermal bridging
  - ii. Thermal imaging

- c. **Exterior Landscape:**
  - i. **Integrity, safety, and functionality**
  - ii. **Site drainage**

A3: *BC Building Code.*

*Visual assessment and thermal imaging will indicate air leakage and thermal bridging or anomalies – warranting investigation.*

*Exterior landscape – visual assessments and investigation as warranted/recommended.*

- Q4: Are there any elevators or vertical transportation systems (ex. stair lifts)?**
- a. **If yes, would you like them included in the scope of work?**
  - b. **If yes, could you provide the quantity of elevators/vertical transportation systems and any detail available for them?**

A4: *There is one elevator in the Creston Complex and one elevator in the Nelson Complex. There are no stair lifts.*

*Yes, the elevators should be assessed and elevator information, including maintenance records will be provided.*

- Q5: For the Costs for Repairs and Remediation:**
- a. **Is there a standard guideline to achieve the +/- 30% for the opinion of probable costs?**
  - b. **What level of expectation do you have for the basic estimate of ROI?**

A5: *For year 1 use a current market comparison – for future years escalate costs based on known market conditions, CPI or NPV calculations*

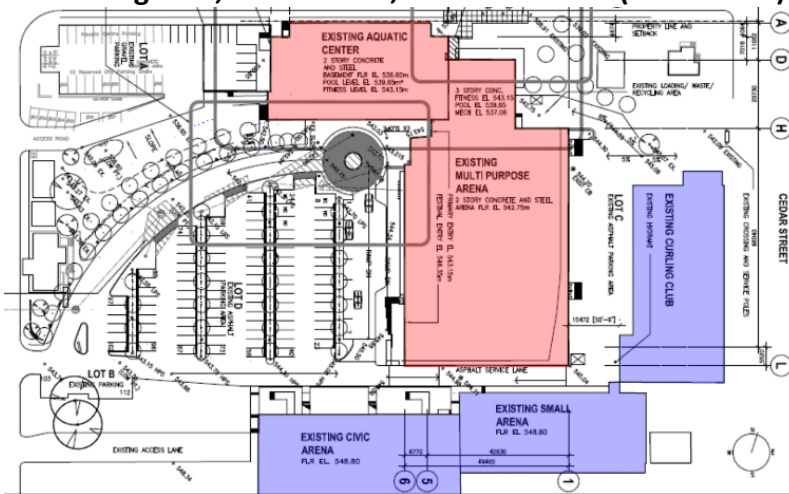
- Q6: Per Section 2: Project Deliverables 4b., could you please provide the referred to example of the Microsoft Excel xlsx format that shows the requested information? It was not provided in the package.**

A6: *Excel file is available upon request to [chogan@rdck.bc.ca](mailto:chogan@rdck.bc.ca) and access will be provided to a onedrive file via an email link.*

- Q7: For the 5 Year FCI, will there be construction replacement values (site/insurance appraisal) provided or are we expected to develop those values?**

A7: *Market analysis and indexing could be used to inform recommendations.*

**Q8:** For the Nelson & District Community Complex, could you please confirm if the subject building area is contained to the Multipurpose Arena and Aquatic Center (red below) or if it will include the Curling Club, Small Arena, and Civic Arena (blue below) as well?



**A8:** Yes, the assessment is only required for the Multipurpose Arena and Aquatic Center highlighted in Red. The Blue highlighted buildings are part of the Civic Center which are owned and operated by the City of Nelson.

**Q9:** Regarding supporting documents:

- a. Will there be current information available about hazardous materials?
- b. In the absence of current information, is hazmat testing and reporting expected to be part of the scope of this project?

**A9:** Yes, we will provide hazardous material information - if none are available or are unreliable or outdated - it is expected the proponent would recommend hazardous material testing as part of the assessment report. If the destructive testing cannot be completed safely, due to lack of records or uncertainty, the proponent would perform destructive testing assuming there is hazardous materials present; i.e. follow all health and safety precautions.

*No, Hazmat testing is not expected to be completed as part of the scope of this work*

**Q10:** The RFP notes that roof cut testing is required for roof sections identified as 10 years or older. Could you please confirm whether this requirement applies to all roof areas exceeding 10 years in age, or only where condition or uncertainty warrants further investigation?

**A10:** Cut tests for all roof sections 10 years or older – for roof sections visually assessed to be in good condition the number of cut tests, inspection areas could be minimized.

**Q11: Have hazardous materials surveys previously been completed for any of the listed facilities? If so, could these reports be made available?**

*A11: Hazardous materials survey's have been completed on an as required basis for various projects at the complexes and are typically for localized tests. Reports can be made available upon request to [chogan@rdck.bc.ca](mailto:chogan@rdck.bc.ca) and access will be provided to a onedrive file via an email link.*

Except as modified by this Addendum, Addendum No. 1 issued April 10, 2026 the Request for Proposal documents for PRJ26015 shall remain unchanged.



Carolyn Hogan  
Project Manager

Attachments: N/A

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