Request for Proposals

Tarry's Fire Hall Expansion – Design and Engineering Services
PRJ26024

ADDENDUM NO. 02

Issued: November 24, 2026

Closing Date: 2:00 pm Local Time, December 8, 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. 02**, dated November 24, 2026, the Request for Proposals documents for PRJ26024 shall be amended as specified below.

QUESTIONS & ANSWERS:

Q1. **Can a qualified General Contractor with Quantity Estimation capacity provide the Class A estimate? Is the use of the term 'may' in the Addendum No. 01 regarding a Quantity Estimator leave this as an optional choice by the proponent, or it a QE required?**
If a qualified General Contractor provides a Class A estimate, can they still be qualified to be awarded the primary contract?

A1. *The preference would be for the Architects office if they have qualified staff or a qualified independent third party that will not have a future interest in the project to provide the estimates. Any General Contractor involved in providing estimates will be excluded from a future tender opportunity to maintain the integrity of the public tender process. Costs for quantity surveying services can be listed as a separate line item within the proposal.*

Q2. **With the addition of the mini-split, my electrical engineer wants confirmation that it won't trigger a service upgrade - or, they need to include fee to design the service upgrade.**
Are you able to provide a photo of the main panel with the door open to show the service size, and last year's electrical bills to show usage?

A2. *See attached photos for the existing service panels. Utility bills can be made available to the successful proponent if required.*

Q3. There is no mandatory site visit required as it is crossed out. Please verify there is no mandatory site visit. If not mandatory, is there a time set up for site visits if Consultants wish to review?

A3. Interested proponents should contact chogan@rdck.bc.ca for access. A minimum 48 hours notice is required.

Q4. Are there dimensions of the larger fire truck and required clearances? Is the intended expansion "approximate 12' to 15' a firm design limit?

A4. Exact dimensions are not available. The 12' to 15' may be dependant on the property boundaries and code/bylaws for setback requirements. The minimum requirement should be for 12 additional feet of inside length.

Q5. Storage: What capacity, access, and load requirements should the rear-bay storage meet?

A5. The storage will be used for smaller items including some gear. Assume <1000 lbs

Q6. Operations during construction: Must the southern bay remain usable (assumption is yes)?

A6. Yes, assume that operations will continue for the duration of construction phase and any shutdown of the bay or power will need to be coordinated with the RDCK and Fire staff. Arrangements can be made to move trucks and equipment out on an as needed basis.

Q7. Will the Prime Coordinating Professional (PCP) be making the permit application or will the RDCK make the application with support from the PCP?

A7. The RDCK Project Manager will make the application with assistance/coordination from the PCP.

Q8. Future services: Should proponents price "Tender Administration," "Contract Administration," or "Construction Administration" as optional items, or leave them for the separate pricing process described in the RFP?

A8. No, the proponents should not include for these costs in response to this RFP; however, proponents should provide hourly rate schedules for all professional services involved. The cost for future phase should be included in the Class A Estimates.

Q9. There is no natural gas service available in the area and would need electric or propane. What is the preference for the addition and what is current on site for existing equipment?

A9. The building currently uses electrical for utilities. Existing equipment is resistive heater.

Q10. The Vehicle exhaust is NIC but does serve the adjacent bay. How is this controlled? Is the intent to ventilate just the bay we are expanding or all the bays?

A10. The existing vehicle exhaust will remain unchanged.

Q11. Noting addendum 1 came out 2 days ago I am requesting an extension to your closing date. 1 week extension.

A11. There will be no extension and the closing date will remain unchanged as 2:00 PM December 8, 2026

Q12. There is an assumption that we do not have to upgrade the insulation for the bays, based on the idea that it is a semi-conditioned space kept at 12 degrees.

A12. Please note that previous testing has indicated that the original portions of the building contain asbestos insulation and will need to be accounted for during the removal of the existing rear wall. It is assumed that the existing walls of the bay do contain insulation and that the new walls will also need to contain insulation. R factor to be determined. Class A estimates for abatement as necessary to remove the rear wall and complete tie-ins of the exiting side walls should be included.

Except as modified by this Addendum and Addendum No. 01 issued November 17, 2026, the Request for Proposals documents for PRJ26024 shall remain unchanged.

Carolyn Hogan
Project Manager

Attachments: Photos of Existing Electrical Panels

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ATTACHMENT: PHOTOS OF EXISTING ELECTRICAL PANELS

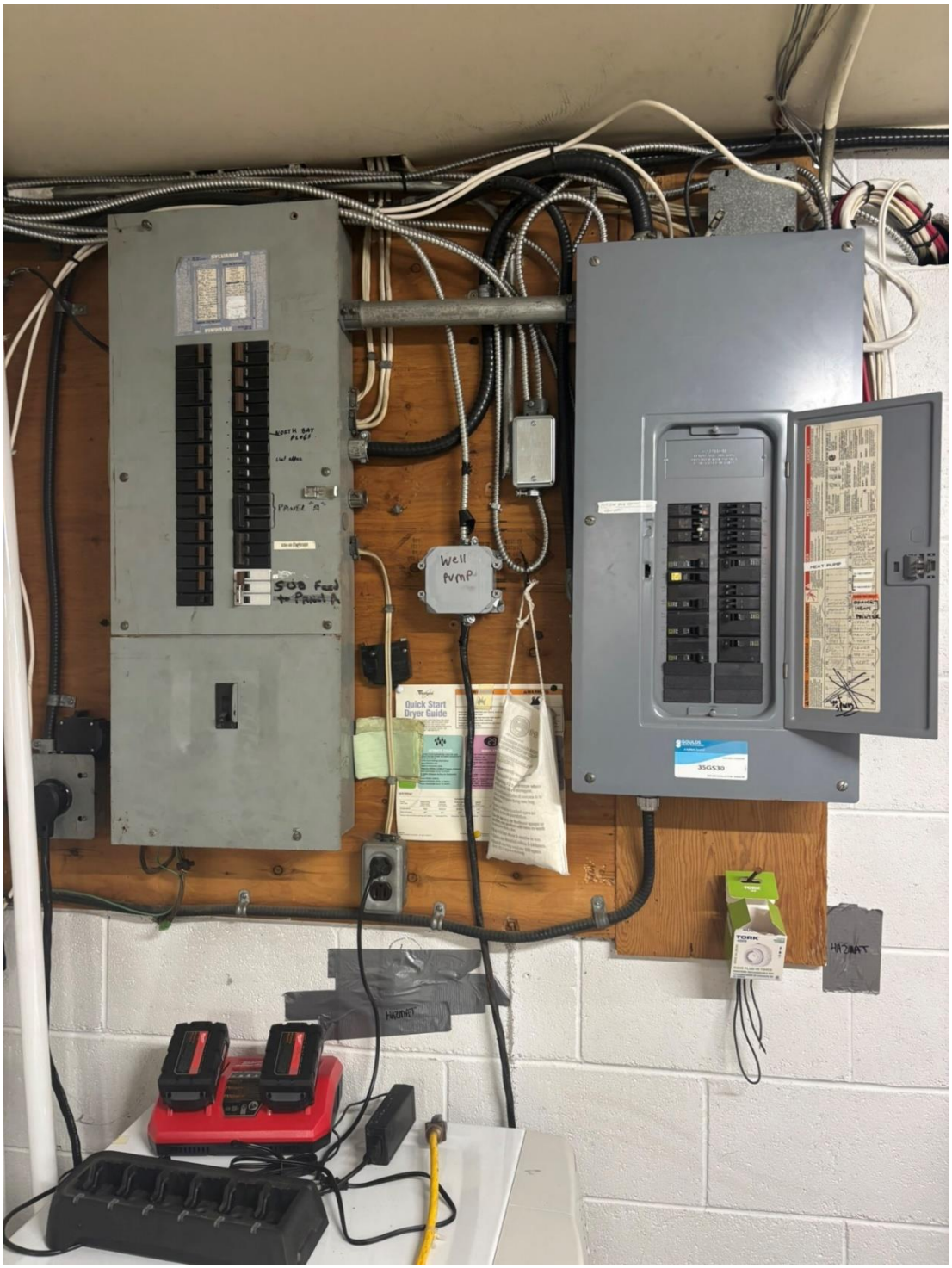

Figure 1 200 AMP Panel located in Tool Room



Figure 2 Panel located in South Bay